



COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
December 31, 2019



Prepared by:

FINANCE AND ADMINISTRATION DEPARTMENT

CITY OF MISSION, KANSAS

COMPREHENSIVE ANNUAL
FINANCIAL REPORT

Year Ended December 31, 2019

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6090 Woodson Road
Mission, KS 66202
(913) 676.8350

April 29, 2020

To the Citizens of the City of Mission, Kansas

The City of Mission is pleased to submit the comprehensive annual financial report for the fiscal year ending December 31, 2019. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

This report includes all funds of the City. The City provides a range of services including police protection, trash services, construction and maintenance of streets and infrastructure, and recreational and cultural activities. Except for Rock Creek Drainage District #1 and Rock Creek Drainage District #2, there are no other entities over which the City exercises financial accountability.

Management's discussion and analysis immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. Management's discussion and analysis complements this letter of transmittal and should be read in conjunction with it.

COMMUNITY PROFILE

The City of Mission is located in northeastern Johnson County, Kansas, a suburban area of the Kansas City metropolitan area. The City lies adjacent to a major transportation corridor, Interstate 35, and is accessible to the entire metropolitan area. The City has a population of approximately 9,490 (2016 5-Year Census Estimate), and covers an area of 2.7 square miles, of which nearly 100% is developed.

The City of Mission was incorporated in 1951 and became a City of the Second Class under Kansas statutes in 1959.

The City operates under a non-partisan Council/Mayor form of government. The Council is comprised of eight members elected from four wards, with equal representation from each ward. Each councilmember representing a ward is elected, on a staggered basis, for a four-year term. The Mayor is elected at large for a four-year term. The Mayor and Council are responsible for all policy-making functions of the City.

The City Administrator is appointed by the Mayor and Council and serves as the chief administrative officer of the City. The City Administrator is responsible for the implementation of policies adopted by the Council and is also responsible for the general operations of the City.

The City has five operating departments including Police, Public Works, Parks and Recreation, Community Development and Administration. The City has a total of 73 full-time employees. Other services including fire protection, water distribution, waste water collection, and education are provided by separate entities.

The City has traditionally been viewed as a bedroom community with a small-town atmosphere, convenient services, and a family friendly environment. Residents enjoy an excellent standard of living as a result of the active community spirit, an award-winning school system, low crime rates and high-quality service delivery. The governing body proactively addresses quality of life issues to ensure that the current standard of living is not only maintained, but ultimately enhanced.

ECONOMIC CONDITION AND OUTLOOK

The business environment within the City of Mission provides a good balance between retailers, professional services, and corporations in a variety of industries including adult education, pharmaceutical, broadcasting, publication and advertising.

Since the 1930s, the Johnson Drive corridor, which bisects the city from east to west, has served as the retail trade area for Northeast Johnson County. Various national and local retailers, businesses, professional services, and boutique shops are located along the historic Johnson Drive corridor. The corridor includes businesses that offer dining and shopping opportunities for residents and visitors. In addition, the City offers a full-service grocery store and a national, big-box retailer.

The City has numerous small to medium-sized office buildings for professional service providers, including doctors and dentists, veterinarians, lawyers, and architects. Financial services, such as insurance companies, banks, and accountants are also well represented among the City's businesses. There are several medium to larger office buildings located primarily on the west side of the City that provide office space for various corporations.

In addition, the City is adjacent to the major transportation corridors of Johnson Drive, Shawnee Mission Parkway and Interstate 35.

The City Council works to meet the needs of existing businesses, while simultaneously dedicating resources to attract new businesses. Property and sales tax revenues generated by the business community are vital to the City's financial stability. The City's property mill levy remains one of the lowest in Johnson County and in the State of Kansas.

MAJOR CITY INITIATIVES

The City of Mission has been recognized throughout the Kansas City metropolitan area, and the larger mid-west region, for its forward thinking visioning and planning processes. A comprehensive plan and several master plans that were adopted prior to the recession have set the foundation for innovative redevelopment projects that have come to fruition in just the past few years.

Two new redevelopment projects along Johnson Drive began last summer. The Locale project at 6201 Johnson Drive entails the demolition of the former Pyramid Insurance Company headquarters building and construction of a five-story, mixed-use development consisting of approximately 200 luxury apartments with clubhouse, leasing office and restaurant on the ground floor. Construction is anticipated to be completed in 2020.

The other project is The Gateway development located at the corner of Johnson Drive and Roe Avenue at the City's eastern boundary. This 540,000 square foot, multi-story, mixed-use development includes a 160-unit apartment building, hotel, office building, and retail and entertainment venue. Construction is anticipated to be completed in 2022.

Both of these projects represent a significant investment in the community, and come on the heels of other recent commercial development in the past few years including Mission Crossing in 2013 and Cornerstone Commons in 2015.

In addition to the private investment in the community, the City has also invested public funds into reconstruction and updating of its infrastructure and facilities. Street and transportation network investments are a high priority for the City. The reconstruction of Johnson Drive in 2014, from Lamar to Maple, represented the single largest project completed by the City in the past 10 years. The \$10.5 million project included new storm water infrastructure, new street surface, new curbs, and new sidewalks with streetscape and lighting. The reconstruction of Foxridge Drive from 51st to 56th Street in 2018 included sidewalks, streetlights, and stormwater infrastructure along this corridor. Reconstruction of Broadmoor from Johnson Drive to Martway was initiated in 2019 and includes new street surface, new curbs, and new sidewalks and lighting. A new traffic signal was also installed at Broadmoor and Johnson Drive as part of this project. Seven mills from the City's overall property tax rate are dedicated to funding projects such as these. These dedicated local funds are leveraged with federal funding and/or local county funding to pay for these projects.

Residents have enjoyed a renovated outdoor aquatic facility that was opened in May of 2014. A second water slide was added for the 2018 swim season. Debt service for construction is paid with a portion of a dedicated 3/8-cent sales tax to be used for parks and recreation. The remainder of the funds provide an important revenue stream for continued maintenance and improvement of our recreation facilities as well as a source of funding for recommendations that have been identified in the City's Parks Master Plan. A study to explore program and aesthetics enhancements to Mohawk Park on the City's southside will be started in 2020.

The City continues to promote organizational efficiency and effectiveness through technology upgrades, management of a classification and compensation system, and on-going evaluation of employee benefits. Significant upgrades to the City's technology infrastructure were completed in early 2019 including network cabling upgrades and a new primary data closet, replacement of the City-wide phone system, and installation of a new surveillance camera system. Nearly a third of the City's computer inventory was replaced in 2019 as well. Additional computer replacements will occur in 2020. The City is planning to purchase new software for municipal court and community development in 2020 as well.

The City has made strides in the past few years with updating its classification and compensation plan. In addition, the City continues to evaluate and enhance its employee benefits so as to offer good coverage at reasonable prices. And, a continued emphasis on workforce training and development provides employee's with the necessary skills to deliver quality services to the citizens of Mission.

FUTURE INITIATIVES

The City continues to explore new and diverse ways to support redevelopment efforts throughout the community. Our work focuses on ensuring redevelopment that results in high quality, sustainable projects benefiting not only Mission but the entire region. Mission supports efforts for long-range, comprehensive capital infrastructure planning and budgeting; refining strategies for the on-going maintenance, repair and replacement of our important infrastructure assets.

The City will undertake an update of its comprehensive land use plan in 2020. This will include a citizen satisfaction survey, which the City does every four years to gauge citizen satisfaction with services and programs, quality of life, and future priorities and initiatives.

The City continues to evaluate Parks and Recreation services to develop sustainable operating plans for the Community Center, the municipal swimming pool, and the 30+ acres of parks and recreational facilities maintained for the benefit of Mission residents. City staff will continue to work with the City's Parks, Recreation and Tree Commission in 2020 to implement recommendations of the Parks Master Plan. This includes upgrades and use programming for Mohawk Park on the southside of the city at Lamar Avenue and 67th Street. Funding for these initiatives will come primarily from the 3/8 Cent Parks and Recreation Sales Tax, which sunsets in 2023.

The Public Works Department began a significant evaluation of the City's street infrastructure in 2018 by doing core sampling of the subsurface of a number roads and streets throughout the City. This information will be analyzed and combined with other data in 2020 to develop a comprehensive condition rating report of the City's transportation infrastructure. This condition rating report will then be used to prioritize infrastructure needs and develop long-term capital improvement programs. Transportation infrastructure needs are being addressed through a 7 mill increase in property tax that the City adopted three years ago, the ¼ Cent Street Sales Tax, which sunsets in March, 2022, and State gas receipts.

A similar evaluation was also undertaken in 2019 for the City's stormwater infrastructure. When completed, the City will be able to use this report to evaluate the most effective method for addressing stormwater infrastructure needs and future maintenance of the system. These projects are funded through the Storm Water Utility Fee, which is an annual assessment placed on all developed property in the City.

The City initiated design work in 2019 to address issues with the Rock Creek stormwater channel between Roeland Drive and Nall Avenue where significant erosion has occurred over the past decade. Approximately \$4.2 million in general obligation bonds were sold in August of 2019 to fund these improvements. Design work will be completed in early 2020, bids taken, and construction to occur in the summer of 2020. The entire project is estimated to cost \$4.8 million and is being funded through the Storm Water Utility Fund.

The Police Department remains committed to improving the level of service to the community. Continued emphasis on traffic safety and enforcement contributes to the overall safety of both residents and visitors alike. The Mission Police Department also maintains a focus on training, keeping personnel abreast of a variety of professional trends and development opportunities. The Mission Police Department, in conjunction with other Johnson County law enforcement agencies implemented a new county-wide police records management and reporting system in early 2019. The Mission Police Department also upgraded its emergency radio system for interoperability with other area agencies in 2019. Two additional positions were funded in 2020 in the Police Department for the purpose of providing directed patrol within the community. The purchase of six new frontline police vehicles with new laptop computers and new in-car and body cameras is budgeted for 2020.

FINANCIAL INFORMATION

City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of the control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

BUDGETARY CONTROLS

The City maintains various budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City's governing body. Activities of the General Fund, Special Revenue Funds, and Debt Service Funds are included in the annual appropriated budget. The legal level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is at the fund level. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts do not lapse at year-end. However, unencumbered appropriations do lapse. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

OTHER INFORMATION

Independent Audit

Kansas statutes require an annual audit of the City's financial statements. The audit for 2019 was conducted by BT&Co., P.A. Certified Public Accountants and their report on the financial statements is included in the financial section of this report.

Reporting Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ending December 31, 2018. This is the twenty-sixth consecutive year the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

ACKNOWLEDGEMENTS

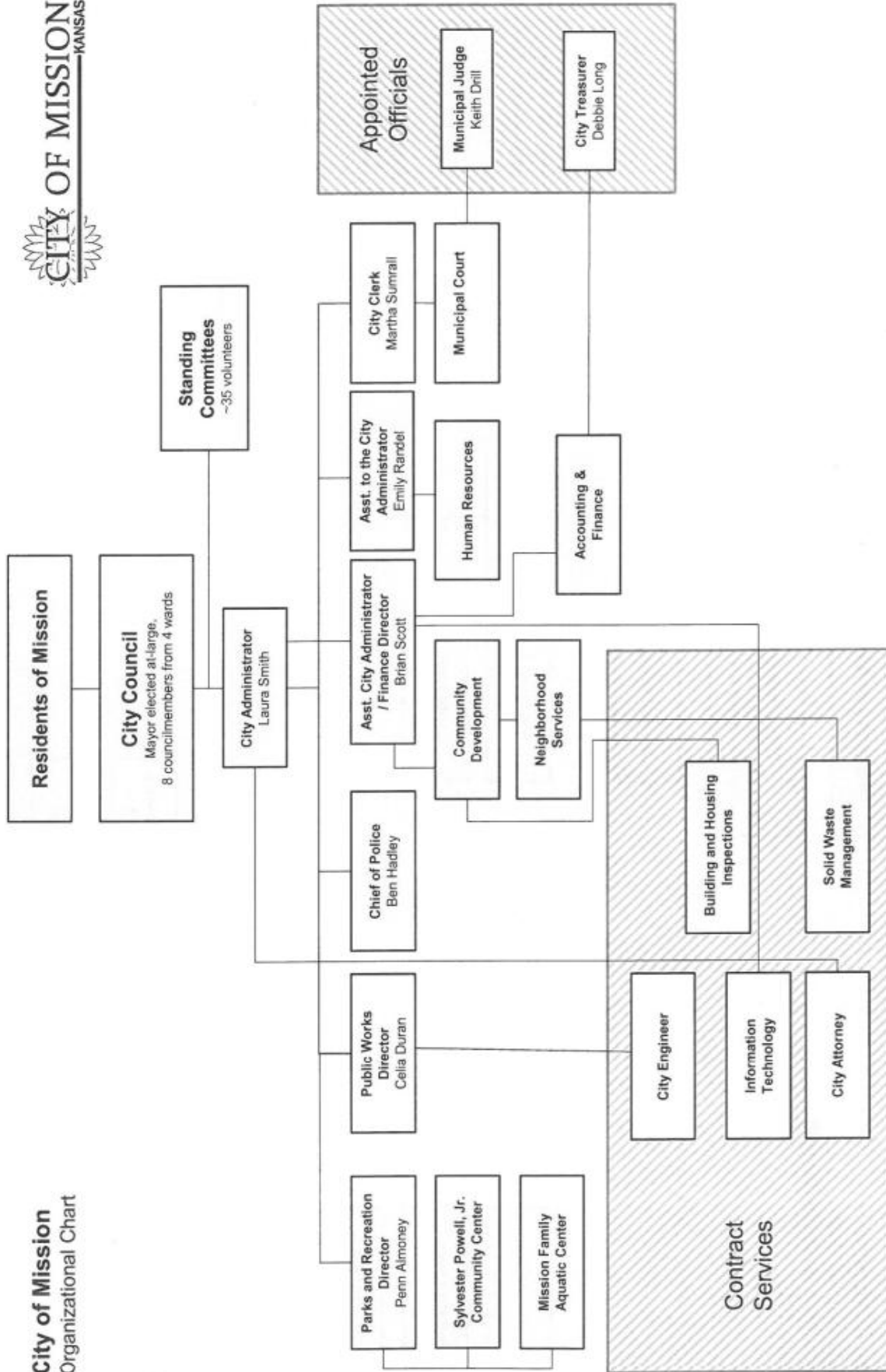
The preparation of this comprehensive annual financial report was made possible by the dedicated services of the staff of the Finance and Administration, Community Development, Police, Municipal Court and Parks and Recreation departments. Our sincere appreciation is extended to all members of the staff, whose efforts made this report possible, with specific recognition provided for the work completed by Accounting Manager Debbie Long, Accountant Joanna Marin, and Assistant City Administrator/Finance Director Brian Scott.

Respectfully submitted,

A handwritten signature in black ink that reads "Laura M. Smith". The signature is written in a cursive, flowing style.

Laura Smith
City Administrator

City of Mission
Organizational Chart



CITY OF MISSION, KANSAS

PRINCIPAL OFFICIALS – 2019

Mayor and City Council

Honorable Ronald E. Appletoft, Mayor		
Honorable Trent Boultinghouse	–	Ward 1
Honorable Hillary Parker Thomas	–	Ward 1
Honorable Nick Schlossmacher	–	Ward 2
Honorable Arcie Rothrock	–	Ward 2
Honorable Kristin Inman	–	Ward 3
Honorable Debbie Kring	–	Ward 3
Honorable Ken Davis	–	Ward 4
Honorable Sollie Flora	–	Ward 4

Administration

City Administrator: Laura Smith
Assistant City Administrator/Finance Director: Brian Scott
Assistant to the City Administrator: Emily Randel
City Clerk: Martha Sumrall
Treasurer: Deborah Long
Chief of Police: Benjamin Hadley
Public Works Director: Celia Duran
Parks and Recreation Director: Penn Almoney

Attorney

David K. Martin



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Mission
Kansas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

Executive Director/CEO



INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and City Council
City of Mission, Kansas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Mission, Kansas (the City), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the *Kansas Municipal Audit and Accounting Guide*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

An Independently Owned Member, RSM US Alliance

RSM US Alliance member firms are separate and independent businesses and legal entities that are responsible for their own acts and omissions, and each are separate and independent from RSM US LLP. RSM US LLP is the U.S. member firm of RSM International, a global network of independent audit, tax, and consulting firms. Members of RSM US Alliance have access to RSM International resources through RSM US LLP but are not member firms of RSM International.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2019, and the respective changes in financial position and the respective budgetary comparisons for the general fund and major special revenue funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

BT & Co., P.A.

April 29, 2020
Topeka, Kansas

CITY OF MISSION, KANSAS

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the year ended December 31, 2019

Our discussion and analysis of the City of Mission, Kansas financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2019. This narrative should be read in conjunction with the City's letter of transmittal, which begins on page i.

Financial Highlights

- The government-wide net position totaled \$56.3 million at the end of the current fiscal year.
- Total capital assets, net of accumulated depreciation at December 31, 2019 totaled \$63.7 million.
- During the year ended December 31, 2019, the City's total revenues (which include charges for services, local taxes and state and federal aid) exceeded total expenses by \$3.5 million.
- The City's total general obligation bond indebtedness increased by \$702,231. GO bonds in the amount of \$4.2 million were sold in 2019 while debt service of \$3.5 million was made in 2019 on existing debt.
- The City's net capital assets increased by \$47,186 in the current fiscal year. Depreciation in assets was offset by new infrastructure construction (Broadmoor from Johnson Drive to Martway) and equipment.

Using This Financial Report

This annual report consists of government-wide and fund financial statements. In addition, the annual report includes budgetary-basis financial statement comparisons, in accordance with the State of Kansas cash basis and budget laws.

The government-wide statements are designed to provide information about the City's activities as a whole and provide a longer-term view of the City's finances. The fund financial statements tell how the City's services for the governmental activities were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in greater detail than the government-wide statements by providing information about the City's most significant funds. In addition, combining statements included in the supplemental information show detail of all other governmental funds. The City also holds fiduciary funds on behalf of various parties. These funds are reported in a separate statement.

Reporting on the City as a Whole (Government-Wide)

Statement of Net Position and the Statement of Activities

The view of the City as a whole looks at all financial transactions and asks the question, "Are we in a better financial position as a result of the current year's financial activities?" The statement of net position and the statement of activities provide the basis for answering this question. The statements include all assets and all liabilities using the accrual basis of accounting, which is similar to the accounting method used by most private-sector companies. This basis of accounting takes into account all of the current year's revenues and expenses, regardless of when cash is received or paid.

These two statements report the City's net position and current year change in net position. The change in net position is important because it tells the reader whether the City, as a whole, has improved or diminished its financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. Causes of these changes may be the result of many factors, some financial, some not. Non-financial factors include the City's property tax base, state mandates, and the financial condition of the State of Kansas general fund.

In the statement of net position and the statement of activities, the City has one kind of activity:

Governmental Activities - All of the City's programs and services are reported here including general government, public safety, public works and culture and recreation.

Reporting the City's Most Significant Funds (Fund Financial Statements)

Fund financial statements provide detailed information about the City's major funds. The City uses many funds to account for a multitude of financial transactions. The main fund financial statements focus on the City's most significant funds. Combining fund balance sheets and statements of revenues, expenditures and changes in fund balances provide detailed information about all of the City's non-major governmental funds.

Governmental Funds – All of the City's activities are reported in the governmental funds, which focus on how money flows into and out of the funds and how balances left over at fiscal year-end are available to be spent in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general operations and the basic services it provides. Governmental fund information helps the reader to decide whether there are more or fewer financial resources that can be spent in the near term to finance the City's programs. Major differences between the City's governmental activities as reported in the statement of net position and the statement of activities and its governmental funds are reconciled in the governmental funds financial statements.

The City as a Whole

Government-Wide Position

The statement of net position provides the financial position of the City as a whole. The City's overall financial position increased by 6% in 2019. An increase in property tax and sales tax were the primary drivers for the increase while savings were recognized in capital projects (technology) and studies budgeted, but not initiated, and salary savings. The following is a summary of the City's statement of net position as of December 31, 2019 and 2018:

City of Mission
Condensed Statement of Net Position

	Governmental Activities	
	<u>2019</u>	<u>2018</u>
Current assets	\$ 28,643,452	\$ 24,966,966
Net capital assets	<u>63,684,008</u>	<u>63,636,822</u>
Total assets	92,327,460	88,603,788
Deferred outflows of resources	<u>977,024</u>	<u>942,739</u>
Total assets and deferred outflows of resources	<u>\$ 93,304,484</u>	<u>\$ 89,546,527</u>
Current liabilities	\$ 1,909,053	\$ 2,236,205
Noncurrent liabilities	<u>31,037,565</u>	<u>30,593,477</u>
Total liabilities	<u>32,946,618</u>	<u>32,829,682</u>
Deferred inflows of resources	<u>4,092,032</u>	<u>3,949,069</u>
Total liabilities and deferred inflows of resources	<u>\$ 37,038,650</u>	<u>\$ 36,778,751</u>
Net position:		
Net investment in capital assets	\$ 40,320,221	\$ 41,312,063
Restricted	675,915	486,810
Unrestricted	<u>15,269,698</u>	<u>10,968,903</u>
Total net position	<u>\$ 56,265,834</u>	<u>\$ 52,767,776</u>

The assets of the City are classified as current assets and capital assets. Cash and investments and accounts receivable are the largest current assets. These are assets that are available to provide resources for the near-term operations of the City. Capital assets are used in the operations of the City. These assets include land, construction in progress, buildings, improvements, infrastructure, and machinery and equipment.

Current and non-current liabilities are classified based on anticipated liquidation either in the near-term or in the future. Current liabilities include accounts payable, accrued liabilities, interest payable, municipal court bonds payable and unearned revenue.

The City has \$24.4 million in long-term debt, consisting of general obligation bonds, capital leases, and KDHE loans, of which \$4.4 million is due within the next fiscal year.

The City had total assets and deferred outflows of resources as of December 31, 2019, totaling \$93.3 million. The total assets and deferred outflows of resources of the City exceeded the total liabilities and deferred inflows of resources by \$56.3 million. The net position invested in capital assets (net of related debt) totaled \$40.3 million, restricted net position totaled \$675,915 and unrestricted net position totaled \$15.3 million.

Government-Wide Activities

The following is a condensed statement of the City's change in net position for the year ended December 31, 2019. Major items of program revenues, grants and general revenues are detailed. Government-wide activities increased the net position of the City by approximately \$3.5 million for the year ended December 31, 2019. A reconciliation of the total change in fund balances for the governmental funds to change in net position of governmental activities in the statement of activities is located at page 17 of the basic financial statements. A major difference between the changes is the repayment of long-term debt of \$3.6 million, which is treated as expenditures in the fund statements, but is treated as a reduction of long-term debt in the government-wide financial statements.

City of Mission
Condensed Statement of Activities
For the Year Ended December 31, 2019 and 2018

	Governmental Activities	
	<u>2019</u>	<u>2018</u>
Revenues:		
Program revenues:		
Charges for service	\$ 6,492,445	\$ 6,525,467
Operating grants and contributions	1,013,317	510,300
General revenues:		
Property taxes	3,058,427	2,780,954
Sales tax	6,961,735	6,756,072
Transient guest tax	51,270	61,384
Motor vehicle tax	241,875	243,911
Franchise tax	1,024,697	1,155,820
Investment earnings	221,980	112,216
Gain on sale of capital assets	44,807	-
Miscellaneous	162,000	544,623
Total revenues	<u>19,272,553</u>	<u>18,690,747</u>
Program expenses:		
General government	3,472,222	4,628,089
Public safety	4,351,828	3,989,831
Public works	3,981,986	3,638,008
Culture and recreation	3,295,074	3,322,745
Interest on long-term debt	673,385	613,042
Total expenses	<u>15,774,495</u>	<u>16,191,715</u>
Increase in net position	<u>3,498,058</u>	<u>2,499,032</u>
Net position - beginning	52,767,776	39,733,377
Prior period adjustments	<u>-</u>	<u>10,535,367</u>
Net position - beginning, restated	<u>52,767,776</u>	<u>50,268,744</u>
Net position - ending	<u><u>\$ 56,265,834</u></u>	<u><u>\$ 52,767,776</u></u>

Financial Analysis of the City's Funds

The City uses fund accounting to ensure and demonstrate compliance with state and federal finance related legal requirements. These funds are accounted for on the modified accrual basis of accounting.

The governmental funds of the City provide information on near-term inflows, outflows and balances of spendable resources.

Total fund balances at December 31, 2019 for the governmental funds totaled \$14.6 million. This was a 46% increase from the prior year and almost entirely attributable to \$4.2 million in 2019 Series G.O. Bonds issued for improvements to the Rock Creek storm channel between Roeland Drive and Nall Avenue. Total unassigned fund balances at December 31, 2019 totaled \$4.8 million, mostly attributable to the General Fund.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was \$5.6 million with \$4.9 million of that amount unassigned. Audited numbers for the 2019 fiscal year show an increase in the total fund balance for the General Fund of \$269,486, or nearly 5% from the previous year. This increase is due to a number of factors including: an increase in both property and sales tax revenue, salary savings recognized through vacant positions that were difficult to fill, and capital projects that were budgeted, but funds not yet expended nor encumbered.

The Parks and Recreation Sales Tax Bond Fund is used to account for revenues received from a dedicated three-eighths of one percent sales tax for parks and recreation. A portion of the revenues is pledged to retire the 2013B General Obligation bonds issued for the outdoor aquatic facility. The balance is dedicated to other parks and recreation expenses, both capital and operating. The ending fund balance was \$1.1 million at December 31, 2019. The City is building-up the fund balance as a reserve to cash-flow improvements that were identified in the Parks Master Plan.

The Street Sales Tax fund is used to account for revenues received from the dedicated one half of one percent sales tax for street reconstruction. A portion of the revenues is pledged to retire the 2012A General Obligation Bonds issued for the Martway and Johnson Drive improvements. The balance of the revenue is utilized for ongoing street maintenance projects. The ending fund balance was \$332,664 at December 31, 2019. The City will be applying a portion of these funds toward the repaving of residential streets in 2020.

The Stormwater Fund is used to account for stormwater charges received based on an equivalent residential unit (ERU) to be used for stormwater improvements city-wide. The ending fund balance was \$5.8 million as of December 31, 2019. The increase in the fund balance was primarily due primarily to 1) the back payment of a special assessment from the Rock Creek Special Benefit District in 2017, and 2) the issuance of \$4.2 million in general obligation bonds in 2019 for improvements to the Rock Creek storm channel between Roeland Drive and Nall Avenue. The bond proceeds are anticipated to be expended in 2020.

The Solid Waste Fund is used to account for solid waste utility charges collected from an annual assessment. The ending fund balance was [\$11,962] at December 31, 2019.

The Capital Improvement Fund is used to account for resources used to construct and maintain infrastructure city-wide. The ending fund balance was \$659,016 at December 31, 2019. The City increased the mill levy rate by seven mills in 2016, which is dedicated to this fund for debt service on the 2013C General Obligation Bonds for the Johnson Drive Improvements, as well as for street and transportation network improvements. Improvements to Foxridge Drive from 56th Street to 51st Street were completed in 2018. Improvements to Broadmoor Street (Martway to Johnson Drive) were begun in 2019 with completion expected in the first quarter of 2020. The City used funding from the Johnson County Assistance Road System (CARS) fund to cover a portion of the construction and construction inspection costs for these projects.

General Fund Budgeting Highlights

The City's budgets are prepared in accordance with Kansas law and are based primarily on the basis of cash receipts, disbursements, and encumbrances. The most significant budgeted fund is the General Fund.

Total General Fund revenues and other financing sources were less than budgetary estimates by \$805,961. Parks and Recreation revenues were \$136,000 under budget due primarily to shortfalls in the Mission Summer program and Program Fees. Actual revenue realized for Licenses and Permits were \$385,434 less than budget estimates primarily due to the timing of planned projects that were either suspended or delayed. Revenues in Fines and Fees and charges for services category (court fees) were \$358,511 less than budgeted figures due to staffing vacancies in the police department and a decrease in traffic citations processed.

Property and sales tax revenues were more than budgeted primarily as a result of conservative estimates. The City has seen a significant increase in assessed property values over the couple of years due to a strong housing market in northeast Johnson County. In addition, use tax was much higher than anticipated due primarily to one company making significant investments in their technology.

The City's final General Fund budget authority for expenditures was \$17,440,836. Expenditures and other financing uses were less than budgetary estimates by \$5,671,658. Overall expenditures in the General Fund were below budgeted figures as a result of specific budget control as well as personnel vacancies.

Capital Assets and Debt Administration

The City's capital assets totaled \$63.6 million (net of accumulated depreciation) as of December 31, 2019. The major capital asset events during the current fiscal year included the purchase of land for the Rock Creek project, Police radios, two new Police vehicles, a vehicle for the building official, computers and traffic control signs.

Additional information on the City's capital assets can be found in Notes 1 and 7 of the financial statements.

As of December 31, 2019, the City had total general obligation bond principal debt outstanding of \$24.2 million, backed by the full faith and credit of the City. Total long-term debt increased for the fiscal year ended December 31, 2019, in the amount of \$702,231. This was a result of \$4.2 million in 2019 Series G.O. Bonds issued for improvements to the Rock Creek storm channel between Roeland Drive and Nall Avenue.

Additional information on the City's general long-term debt can be found in Note 6 to the financial statements.

Contacting the City

This financial report is designed to provide a general overview of the City's finances. If you have questions about this report or need additional financial information, contact the City's Finance and Administration Department at 6090 Woodson, Mission, Kansas 66202.

CITY OF MISSION, KANSAS
STATEMENT OF NET POSITION

December 31, 2019

	Total Governmental Activities
ASSETS	
Cash and investments	\$ 13,847,195
Restricted cash and investments	33,309
Receivables	14,228,687
Land held for resale	100,000
Notes receivable	434,261
Capital assets:	
Capital assets not being depreciated:	
Land	9,338,256
Construction in progress	1,588,316
Capital assets being depreciated	76,635,815
Less: accumulated depreciation	(23,878,379)
Total assets	<u>92,327,460</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows - OPEB	23,614
Deferred outflows - pensions	953,410
Total deferred outflows of resources	<u>977,024</u>
LIABILITIES	
Accounts payable	673,057
Accrued liabilities	830,941
Interest payable	267,955
Municipal court bonds payable	33,309
Unearned revenue	103,791
Noncurrent liabilities:	
Due within one year	4,100,215
Due in more than one year	26,937,350
Total liabilities	<u>32,946,618</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows - property tax	3,023,972
Deferred inflows - OPEB	779,159
Deferred inflows - pensions	288,901
Total deferred inflows of resources	<u>4,092,032</u>
NET POSITION	
Net investment in capital assets	40,320,221
Restricted for:	
Alcohol awareness programs	126,202
Convention and tourism	72,803
Culture and recreation	102,738
Donations	38,771
Education	18,121
Public safety	27,337
Public works	289,943
Unrestricted	15,269,698
Total net position	<u><u>\$ 56,265,834</u></u>

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF ACTIVITIES

Year Ended December 31, 2019

		Program Revenues		Net Revenue (Expense) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Total Governmental Activities
Governmental activities:				
General government	\$ 3,472,222	\$ 679,353	\$ 52,767	\$ (2,740,102)
Public safety	4,351,828	1,434,390	88,603	(2,828,835)
Public works	3,981,986	2,588,724	871,947	(521,315)
Culture and recreation	3,295,074	1,789,978	-	(1,505,096)
Interest on long-term debt	673,385	-	-	(673,385)
Total governmental activities	<u>\$ 15,774,495</u>	<u>\$ 6,492,445</u>	<u>\$ 1,013,317</u>	<u>(8,268,733)</u>
General revenues:				
Property tax				3,058,427
Sales tax				6,961,735
Transient guest tax				51,270
Motor vehicle tax				241,875
Franchise tax				1,024,697
Investment earnings				221,980
Miscellaneous				162,000
Gain on sale of capital assets				44,807
Total general revenues				<u>11,766,791</u>
Change in net position				3,498,058
Net position, beginning				<u>52,767,776</u>
Net position, ending				<u>\$ 56,265,834</u>

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

BALANCE SHEET
GOVERNMENTAL FUNDS

December 31, 2019

	General	Parks and Recreation Sales Tax
Assets:		
Cash and investments	\$ 4,831,158	\$ 965,078
Restricted cash and investments	33,309	-
Receivables:		
Taxes	3,757,198	170,514
Special assessments	-	-
Other	152,932	-
Due from other funds	11,962	-
Land held for resale	100,000	-
Total assets	<u>\$ 8,886,559</u>	<u>\$ 1,135,592</u>
Liabilities, deferred inflows of resources, and fund balances (deficits):		
Liabilities:		
Accounts payable	\$ 209,165	\$ -
Accrued liabilities	166,860	-
Due to other funds	-	-
Payable from restricted assets:		
Municipal court bonds	33,309	-
Unearned revenue	103,791	-
Total liabilities	<u>513,125</u>	<u>-</u>
Deferred inflows of resources:		
Unavailable revenue - property taxes	2,760,596	-
Unavailable revenue - special assessments	-	-
Total deferred inflows of resources	<u>2,760,596</u>	<u>-</u>
Fund balances (deficits):		
Restricted	-	-
Committed	165,518	1,115,006
Assigned	519,488	20,586
Unassigned	4,927,832	-
Total fund balances (deficits)	<u>5,612,838</u>	<u>1,135,592</u>
Total liabilities, deferred inflows of resources, and fund balances (deficits)	<u>\$ 8,886,559</u>	<u>\$ 1,135,592</u>

See accompanying notes to basic financial statements.

Street Sales Tax	Stormwater	Solid Waste	Capital Improvement	Other Governmental Funds	Total Governmental Funds
\$ 218,988	\$ 5,890,214	\$ -	\$ 665,792	\$ 1,275,965	\$ 13,847,195
-	-	-	-	-	33,309
113,676	-	-	-	307,851	4,349,239
-	9,593,532	-	-	-	9,593,532
-	-	-	67,190	65,794	285,916
-	-	-	-	-	11,962
-	-	-	-	-	100,000
<u>\$ 332,664</u>	<u>\$ 15,483,746</u>	<u>\$ -</u>	<u>\$ 732,982</u>	<u>\$ 1,649,610</u>	<u>\$ 28,221,153</u>
\$ -	\$ 80,070	\$ -	\$ 73,966	\$ 309,856	\$ 673,057
-	-	-	-	-	166,860
-	-	11,962	-	-	11,962
-	-	-	-	-	33,309
-	-	-	-	-	103,791
<u>-</u>	<u>80,070</u>	<u>11,962</u>	<u>73,966</u>	<u>309,856</u>	<u>988,979</u>
-	-	-	-	263,376	3,023,972
-	9,593,532	-	-	-	9,593,532
<u>-</u>	<u>9,593,532</u>	<u>-</u>	<u>-</u>	<u>263,376</u>	<u>12,617,504</u>
-	-	-	-	675,915	675,915
332,664	5,810,144	-	383,918	550,022	8,357,272
-	-	-	275,098	-	815,172
-	-	(11,962)	-	(149,559)	4,766,311
<u>332,664</u>	<u>5,810,144</u>	<u>(11,962)</u>	<u>659,016</u>	<u>1,076,378</u>	<u>14,614,670</u>
<u>\$ 332,664</u>	<u>\$ 15,483,746</u>	<u>\$ -</u>	<u>\$ 732,982</u>	<u>\$ 1,649,610</u>	<u>\$ 28,221,153</u>

CITY OF MISSION, KANSAS

RECONCILIATION OF THE BALANCE SHEET OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

December 31, 2019

Total governmental fund balances		\$	14,614,670
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.			
The cost of capital assets is	\$	87,562,387	
Accumulated depreciation is		<u>(23,878,379)</u>	63,684,008
Other long-term assets are not available to pay for current expenditures and therefore are reported as unavailable in the funds.			9,593,532
Notes receivable do not provide current financial resources and are not reported in the funds.			434,261
Pension contributions are reported as an expense in the funds and as a deferred outflow of resources in the governmental activities in the statement of net position.			953,410
OPEB contributions are reported as an expense in the funds and as a deferred outflow of resources in the governmental activities in the statement of net position.			23,614
Pension fundings are reported as revenue in the funds and as a deferred inflow of resources in the governmental activities in the statement of net position.			(288,901)
OPEB fundings are reported as revenue in the funds and as a deferred inflow of resources in the governmental activities in the statement of net position.			(779,159)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:			
General obligation bonds payable		(23,265,000)	
Premium		(909,738)	
Discount		2,437	
Accrued liabilities		(664,081)	
Capital leases payable		(207,589)	
Loan payable		(64,896)	
Interest payable		(267,955)	
Compensated absences payable		(491,346)	
Net pension liability		(5,180,970)	
Total other post employment benefits		<u>(920,463)</u>	<u>(31,969,601)</u>
Net position of governmental activities		\$	<u>56,265,834</u>

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS

Year Ended December 31, 2019

	General	Parks and Recreation Sales Tax
Revenues:		
Taxes	\$ 9,125,867	\$ 967,596
Intergovernmental	88,603	-
Licenses and permits	155,897	-
Charges for services	1,789,978	-
Fines and fees	1,372,577	-
Special assessments	-	-
Interest	104,556	10,728
Miscellaneous	151,891	-
Total revenues	12,789,369	978,324
Expenditures:		
Current:		
General government	2,173,395	-
Public safety	3,983,436	-
Public works	1,758,741	-
Culture and recreation	2,703,338	-
Capital outlay	650,226	206,239
Debt service:		
Principal	183,633	455,000
Interest and other charges	12,141	72,750
Total expenditures	11,464,910	733,989
Excess (deficiency) of revenues over (under) expenditures	1,324,459	244,335
Other financing sources (uses):		
Transfers in	-	-
Transfers out	(1,099,780)	-
Premium on general obligation bonds issued	-	-
General obligation bonds issued	-	-
Sale of general capital assets	44,807	-
Total other financing sources (uses)	(1,054,973)	-
Net change in fund balances	269,486	244,335
Fund balances, beginning	5,343,352	891,257
Fund balances, ending	\$ 5,612,838	\$ 1,135,592

See accompanying notes to basic financial statements.

Street Sales Tax	Stormwater	Solid Waste	Capital Improvement	Other Governmental Funds	Total Governmental Funds
\$ 645,064	\$ -	\$ -	\$ -	\$ 599,477	\$ 11,338,004
-	-	-	435,870	436,077	960,550
-	-	-	-	-	155,897
-	2,588,723	516,873	-	6,583	4,902,157
-	-	-	-	13	1,372,590
-	599,596	-	-	-	599,596
4,059	76,003	2,889	14,795	8,950	221,980
-	-	2,692	64,360	99,130	318,073
649,123	3,264,322	522,454	515,025	1,150,230	19,868,847
-	-	612,805	329,063	649,729	3,764,992
-	-	-	-	-	3,983,436
-	47,748	-	-	94,984	1,901,473
-	-	-	-	345	2,703,683
-	830,708	-	1,350,872	17,803	3,055,848
440,000	1,899,782	-	495,000	63,920	3,537,335
31,660	572,688	-	55,738	3,628	748,605
471,660	3,350,926	612,805	2,230,673	830,409	19,695,372
177,463	(86,604)	(90,351)	(1,715,648)	319,821	173,475
-	88,000	85,000	1,590,148	-	1,763,148
(300,000)	(275,368)	-	-	(88,000)	(1,763,148)
-	707,120	-	-	-	707,120
-	3,470,000	-	-	-	3,470,000
-	-	-	-	-	44,807
(300,000)	3,989,752	85,000	1,590,148	(88,000)	4,221,927
(122,537)	3,903,148	(5,351)	(125,500)	231,821	4,395,402
455,201	1,906,996	(6,611)	784,516	844,557	10,219,268
\$ 332,664	\$ 5,810,144	\$ (11,962)	\$ 659,016	\$ 1,076,378	\$ 14,614,670

CITY OF MISSION, KANSAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES WITH THE STATEMENT OF ACTIVITIES

Year Ended December 31, 2019

Total net change in fund balances - governmental funds		\$	4,395,402
Amounts reported for governmental activities in the statement of activities are different because:			
Capital outlays to purchase or build assets are reported in governmental funds as expenditures. For governmental activities, however, those costs are shown in the statement of net position and allocated over their estimated useful lives as depreciation expense in the statement of activities.			
Capital outlays	\$	3,055,848	
Depreciation expense		(2,257,119)	798,729
The net effect of various miscellaneous transactions involving capital assets (e.g. sales and donations) is to decrease net position.			(751,543)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.			(641,100)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to government funds, while the repayment of the principal of long term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.			(4,177,120)
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recorded as an expenditure in the funds when it is due, and, thus, requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.			(44,669)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.			
Accrued liabilities		327,084	
Compensated absences		(45,821)	
OPEB		98,226	
Pension		(118,354)	261,135
Repayments of long-term debt instruments are expenditures in the governmental funds, but reduce long-term liabilities in the statement of net position and do not affect the statement of activities.			
Bond principal		3,474,889	
Capital leases		177,553	
Loan principal		4,782	3,657,224
Change in net position of governmental activities		\$	3,498,058

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
GENERAL FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 9,071,830	\$ 9,125,867	\$ 54,037
Intergovernmental	83,000	88,603	5,603
Licenses and permits	170,700	155,897	(14,803)
Charges for services	2,205,500	1,789,978	(415,522)
Fines and fees	1,984,300	1,372,577	(611,723)
Interest	-	104,556	104,556
Miscellaneous	80,000	151,891	71,891
Total revenues	13,595,330	12,789,369	(805,961)
Expenditures:			
General government:			
Personal service	1,219,220	1,174,514	44,706
Contractual	1,311,050	1,034,203	276,847
Commodities	52,900	94,678	(41,778)
Capital outlay	4,000	87,241	(83,241)
Total general government	2,587,170	2,390,636	196,534
Public safety:			
Personal service	3,675,693	3,528,825	146,868
Contractual	398,782	319,535	79,247
Commodities	157,860	135,076	22,784
Capital outlay	295,852	393,987	(98,135)
Total public safety	4,528,187	4,377,423	150,764
Public works:			
Personal service	1,011,500	790,268	221,232
Contractual	958,300	787,817	170,483
Commodities	176,100	180,656	(4,556)
Capital outlay	385,000	378,486	6,514
Total public works	2,530,900	2,137,227	393,673
Culture and recreation			
Personal service	1,729,620	1,628,344	101,276
Contractual	928,650	899,762	28,888
Commodities	157,750	175,232	(17,482)
Total culture and recreation	2,816,020	2,703,338	112,682
Debt service	203,559	195,774	7,785
Contingency	4,775,000	-	4,775,000
Total expenditures	17,440,836	11,804,398	5,636,438
Excess (deficiency) of revenues over (under) expenditures	\$ (3,845,506)	\$ 984,971	\$ 4,830,477

(Continued)

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
GENERAL FUND
(Continued)

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Other financing sources (uses)			
Transfers out	\$ (1,135,000)	\$ (1,099,780)	\$ 35,220
Sale of general capital assets	-	44,807	44,807
Total other financing sources (uses)	(1,135,000)	(1,054,973)	80,027
Net change in fund balance	(4,980,506)	(70,002)	4,910,504
Fund balance, beginning of year	4,980,506	5,343,352	362,846
Fund balance, end of year	\$ -	\$ 5,273,350	\$ 5,273,350
Encumbrances for equipment and professional services ordered but not received are not recorded for GAAP purposes until received		339,488	
Fund balance on the basis of GAAP		\$ 5,612,838	

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
PARKS AND RECREATION SALES TAX FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 875,000	\$ 967,596	\$ 92,596
Miscellaneous	50,000	-	(50,000)
Interest	-	10,728	10,728
Total revenues	925,000	978,324	53,324
Expenditures:			
Capital outlay	510,000	226,825	283,175
Debt service	527,750	527,750	-
Contingency	230,000	-	230,000
Total expenditures	1,267,750	754,575	513,175
Net change in fund balance	(342,750)	223,749	566,499
Fund balance, beginning	429,620	891,257	461,637
Fund balance, ending	<u>\$ 86,870</u>	<u>\$ 1,115,006</u>	<u>\$ 1,028,136</u>
Encumbrances for professional services ordered but not received are not recorded for GAAP purposes until received		<u>20,586</u>	
Fund balance on the basis of GAAP		<u>\$ 1,135,592</u>	

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
STORMWATER FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Charges for services	\$ 2,535,000	\$ 2,588,723	\$ 53,723
Special assessments	599,000	599,596	596
Interest	15,000	76,003	61,003
Total revenues	3,149,000	3,264,322	115,322
Expenditures:			
Public works	150,000	47,748	102,252
Capital outlay	250,000	830,708	(580,708)
Debt service	2,396,523	2,472,470	(75,947)
Total expenditures	2,796,523	3,350,926	(554,403)
Excess (deficiency) of revenues over (under) expenditures	352,477	(86,604)	(439,081)
Other financing sources (uses):			
General obligation bonds issued	-	3,470,000	3,470,000
Premium on general obligation bonds issued	-	707,120	707,120
Transfers in	88,000	88,000	-
Transfers out	(283,675)	(275,368)	8,307
Total other financing sources (uses)	(195,675)	3,989,752	4,185,427
Net change in fund balance	156,802	3,903,148	3,746,346
Fund balance, beginning	1,410,837	1,906,996	496,159
Fund balance, ending	\$ 1,567,639	\$ 5,810,144	\$ 4,242,505

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
SOLID WASTE FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Charges for services	\$ 528,000	\$ 516,873	\$ (11,127)
Interest	100	2,889	2,789
Miscellaneous	-	2,692	2,692
Total revenues	528,100	522,454	(5,646)
Expenditures:			
General government	612,500	612,805	(305)
Deficiency of revenues under expenditures	(84,400)	(90,351)	(5,951)
Other financing sources:			
Transfers in	85,000	85,000	-
Net change in fund balance	600	(5,351)	(5,951)
Fund balance, beginning	2,321	(6,611)	(8,932)
Fund balance, ending	\$ 2,921	\$ (11,962)	\$ (14,883)

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS

December 31, 2019

	<u>Total Custodial Funds</u>
Assets:	
Cash and investments	<u>\$ 68,561</u>
Liabilities:	
Accounts payable	<u> 6,804</u>
Net position:	
Restricted for individuals, organizations, and other governments	<u><u>\$ 61,757</u></u>

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year Ended December 31, 2019

	Total Custodial Funds
Additions:	
Employee contributions	\$ 53,142
Reinstatement fees	22,604
Judicial surcharge	<u>6,328</u>
Total additions	<u>82,074</u>
Deductions:	
Claims paid	50,427
Reinstatement fee remittance	27,694
Judicial surcharge remittance	<u>7,523</u>
Total deductions	<u>85,644</u>
Net change in fiduciary net position	(3,570)
Net position, beginning	<u>65,327</u>
Net position, ending	<u><u>\$ 61,757</u></u>

See accompanying notes to basic financial statements.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2019

1 - Summary of Significant Accounting Policies

Reporting Entity

The City of Mission, Kansas (the City) is a city of the second class with a mayor-council form of government with the addition of a city administrator. The City was incorporated in 1951 and covers an area of approximately 2.87 square miles in Johnson County, Kansas. The City has 9,490 residents. The City's organization consists of the general government, which is made up of the general overhead, legislative, administration, and community development departments; public safety, which is made up of the municipal court and police departments; the public works department; and culture and recreation, which is made up of the Mission Family Aquatic Center and Sylvester Powell, Jr. Community Center departments.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the City's operations. Rock Creek Drainage District #1 and Rock Creek Drainage District #2 (the Districts) are blended component units of the City. The City created the Districts to generate revenue for stormwater projects. Each year, the Districts transfer funds primarily to the City's stormwater fund. The Districts are legally separate entities from the City. However, the City Council makes up the entirety of the Districts' boards. As such, the City can impose its will on the Districts. Additionally, the City's management manages the activities of the Districts in essentially the same manner as they manage City activities. Separately issued financial statements are not prepared for the Districts.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide and fiduciary fund financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. All nonfiduciary activities of the City are governmental activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and (2) grants and contributions that are restricted to use in meeting the operational or capital requirements of a particular function. Internally dedicated resources are reported as general revenues rather than as program revenues. Taxes and other items not properly included among program revenues are reported instead as general revenues.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

The government-wide and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Each fund is considered to be a separate accounting entity, accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, fund balance, revenues, and expenditures. Governmental resources are allocated to and accounted for within individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due.

In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. There are, however, essentially two types of these revenues. In one, monies must be expended for the specific purpose or project before any amounts will be paid to the City; therefore, revenues are recognized based upon the expenditures recorded. In the other, monies are virtually unrestricted as to purpose of expenditure and are usually revocable only for failure to comply with prescribed requirements. These resources are reflected as revenues at the time of receipt, or earlier if the susceptible to accrual criteria are met.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Property taxes, sales taxes, utility franchise taxes, interest associated with the current fiscal period, and certain state and federal grants and entitlements are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

While property taxes receivable are shown on the balance sheet as current assets of the City, they are not recognized as revenue at year end because statutory provisions prohibit their use until the year for which they were raised and budgeted. Instead, they are offset by unavailable revenue accounts.

The City reports the following major governmental funds:

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Parks and Recreation Sales Tax Fund* is used to account for revenues received from 3/8 of one percent sales tax for parks and recreation, with a portion pledged to retire the Series 2013-B General Obligation Bonds issued for the outdoor aquatic facility project. The balance is dedicated to other parks and recreation activities, including operating costs. The sales tax sunsets in 2023.

The *Street Sales Tax Fund* is a capital project fund used to account for revenues from the ¼ cent sales tax for streets, pledged to retire the Series 2012-A General Obligation Bonds issued for the Martway/Johnson Drive rehabilitation projects. The additional revenue may be used for street improvements. The sales tax sunsets in 2022.

The *Stormwater Fund* is used to account for storm water utility charges received based on an equivalent residential unit (ERU) to be used for storm water improvements citywide, including public works expenditures. Revenues are either restricted or committed for this purpose.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

The *Solid Waste Fund* is used to account for solid waste utility charges collected from an annual assessment to cover general government expenditures, including contract and supply costs. Revenues are either restricted or committed for this purpose.

The *Capital Improvement Fund* is used to account for resources used to construct and maintain infrastructure citywide.

Additionally, the City reports the following fiduciary fund type:

Custodial funds are used to report resources held by the City in a purely custodial capacity. The City uses Custodial funds to account for amounts collected through the court for driver's license reinstatement fees due to the State of Kansas, for amounts collected and paid for Driving Under the Influence evaluations, and for amounts collected for employee cafeteria plan contributions.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Deposits and Investments

The City's cash and investments are considered to be demand deposits and cash held by the State of Kansas Municipal Investment Pool. The City considers all highly liquid, short-term investments with original maturities of 90 days or less to be cash equivalents.

Investments are reported in the accompanying financial statements at fair value.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Receivables and Payables

Receivables are reported on the government-wide financial statements net of an allowance for uncollectible accounts. At December 31, 2019, an allowance for uncollectible receivables of approximately \$ 557,000 has been recorded.

Collection of current year property tax by the County Treasurer is not completed, apportioned or distributed to the various subdivisions until the succeeding year, such procedure being in conformity with governing state statutes. Consequently, current year property tax receivables are not available as a resource that can be used to finance the current year operations of the City and, therefore, are not susceptible to accrual. Accruals of uncollected current year property taxes are offset by deferred inflows and are identical to the adopted budget for 2020.

It is not practicable to apportion delinquent taxes held by the County Treasurer at the end of the accounting period, and further, the amounts thereof are not material in relationship to the financial statements taken as a whole.

The determination of assessed valuations and the collection of property taxes for all political subdivisions in the State of Kansas are the responsibility of the various counties. The County Appraiser annually determines assessed valuation on January 1 and the County Clerk spreads the annual assessment on the tax rolls. Property taxes are levied as of November 1 and become a lien on the property as of that date. Payments are due November 1, becoming delinquent, with penalty, December 21. Payments of 50% are accepted through December 20, with the second 50% then being due on or before May 10 of the following year.

The County Treasurer is the tax collection agent for all taxing entities within the County. The initial distribution to the subdivisions, including the City, is on or before January 20 of the ensuing year. Additional amounts are distributed on four subsequent dates throughout the calendar year.

Governmental funds report unavailable revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Capital Assets

Capital assets, which include land, buildings, improvements, equipment, infrastructure assets, and construction in progress, are reported in the government-wide financial statements as assets. Capital assets are defined by the City as assets with an initial, individual cost of more than \$ 1,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of assets or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the government are depreciated using the straight-line method over the following estimated useful lives:

<u>Category</u>	<u>Years</u>
Buildings	20 - 75
Building improvements	20 - 75
Machinery and equipment	5 - 10
Office equipment	5 - 10
Infrastructure	20 - 75
Fitness equipment	3

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. See Notes 8 and 9 for more information on the deferred outflows for the other post-employment benefits (OPEB) and pension plans, respectively.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. One item, *unavailable revenue/deferred receivables*, is reported in the governmental funds balance sheet and the governmental activities in the government-wide statement of net position. The governmental funds and governmental activities report unavailable revenues/deferred receivables from property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The other items are deferred inflows for the OPEB and pension plans. See Notes 8 and 9 for more information on the deferred inflows for the OPEB and pension plans, respectively.

Compensated Absences

Under terms of the City's personnel policy, City employees are granted vacation and sick leave in varying amounts. At the end of each calendar year, employees are allowed to carry over any unused vacation and sick leave. In the event of termination, an employee is paid for any unused carryover plus all unused earned vacation through the date of separation not to exceed a total of 240 hours.

The City's sick leave policy is to pay employees 50% of unused sick leave upon retirement or termination without cause. A liability for compensated absences is reported in governmental funds only if it has matured, for example, as a result of employee resignations and retirements. All compensated absences are accrued when incurred in the government-wide financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the collective net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Kansas Public Employees Retirement System (KPERS) and additions to/deductions from KPERS' fiduciary net position have been determined on the same basis as they are reported by KPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Balances

As prescribed by GASB Statement No. 54, governmental funds report fund balance classifications based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. As of December 31, 2019, fund balances for governmental funds are made up of the following:

Nonspendable fund balances include amounts that are (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories, prepaid amounts, and long-term notes receivable.

Restricted fund balances include amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally, or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Fund Balances (Continued)

Committed fund balances include amounts that can only be used for specific purposes determined by a formal action, an ordinance, of the City's highest level of decision-making authority, the City Council. Commitments may be changed or lifted only by the City Council taking the same formal action, an ordinance, that originally imposed the constraint.

Assigned fund balances include amounts intended to be used by the City for specific purposes that are neither restricted nor committed. Intent is expressed by an action of (1) the City Council or (2) a body or official to which the City Council has delegated the authority to assign amounts to be used for specific purposes. The authority for management to assign fund balance is presented in the City Council Policy Manual. An additional action does not have to be taken for the removal of an assignment.

Unassigned fund balance is the residual classification for the General Fund and includes all amounts not contained in other classifications. The General Fund is the only fund that can report a positive unassigned fund balance amount. In governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund. Unassigned amounts are technically available for any purpose.

In circumstances when an expenditure is made for a purpose for which amounts are available in multiple fund balance classifications, fund balance is depleted in the order of restricted, committed, assigned, and unassigned.

It is the fund balance policy of the City to budget an amount in the General Fund reserves equal to 25% of budgeted General Fund revenues for that same budget year.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

1 - Summary of Significant Accounting Policies (Continued)

Fund Balances (Continued)

The following is the detail for fund balance classifications in the financial statements:

	Major Governmental Funds						Other	Total
	General	Parks and Recreation Sales Tax	Street Sales Tax	Stormwater	Solid Waste	Capital Improvement	Governmental Funds	Governmental Funds
Fund balances:								
Restricted for:								
Alcohol awareness programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,202	\$ 126,202
Convention and tourism	-	-	-	-	-	-	72,803	72,803
Culture and recreation	-	-	-	-	-	-	102,738	102,738
Donations	-	-	-	-	-	-	38,771	38,771
Education	-	-	-	-	-	-	18,121	18,121
Public safety	-	-	-	-	-	-	27,337	27,337
Public works	-	-	-	-	-	-	289,943	289,943
Committed for:								
ADA compliance	165,518	-	-	-	-	-	-	165,518
Capital improvements	-	-	-	-	-	383,918	-	383,918
Culture and recreation	-	1,115,006	-	-	-	-	-	1,115,006
Development projects	-	-	-	-	-	-	9,235	9,235
Equipment reserve and replacement	-	-	-	-	-	-	476,459	476,459
Farm and flower market	-	-	-	-	-	-	16,291	16,291
Public works	-	-	332,664	5,810,144	-	-	48,037	6,190,845
Assigned for:								
Business improvement	10,000	-	-	-	-	-	-	10,000
Culture and recreation	30,000	20,586	-	-	-	-	-	50,586
Comprehensive plan update	120,000	-	-	-	-	-	-	120,000
DirectionFinder survey	16,000	-	-	-	-	-	-	16,000
Financial software and computer upgrades	134,000	-	-	-	-	-	-	134,000
Public works	209,488	-	-	-	-	275,098	-	484,586
Unassigned	4,927,832	-	-	-	(11,962)	-	(149,559)	4,766,311
Total fund balances	\$ 5,612,838	\$ 1,135,592	\$ 332,664	\$ 5,810,144	\$ (11,962)	\$ 659,016	\$ 1,076,378	\$ 14,614,670

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Net Position

In the government-wide financial statements, equity is displayed in three components as follows:

Net Investment in Capital Assets consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted consists of net position that is legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

1 - Summary of Significant Accounting Policies (Continued)

Pending Governmental Accounting Standards Board Statements

At December 31, 2019, the Governmental Accounting Standards Board (GASB) had issued several statements not yet implemented by the City. The statements that might impact the City are as follows:

GASB Statement No. 87, *Leases*, requires recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of this statement are effective for periods beginning after December 15, 2019.

GASB Statement No. 91, *Conduit Debt Obligations*, eliminates diversity in practice associated with government issuers' financial reporting of conduit debt obligations. The Statement achieves that objective by classifying the existing definition of a conduit debt obligation, establishing that that a conduit debt obligation is not a liability of the issuer, establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations, and improving required note disclosures. The requirements for this statement are effective for periods beginning after December 15, 2020.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

2 - Stewardship, Compliance and Accountability

Budgetary Information

Kansas statutes require that an annual operating budget be legally adopted for the general fund and special revenues funds (unless specifically exempted by statute). The statutes provide for the following sequence and timetable in the adoption of the legal annual operating budget:

1. Preparation of the budget for the succeeding calendar year on or before August 1st.
2. Publication in the local newspaper of the proposed budget and notice of public hearing on the budget on or before August 5th.
3. Public hearing on or before August 15th, but at least ten days after publication of the notice of hearing.
4. Adoption of the final budget on or before August 25th.

The statutes allow for the governing body to increase the originally adopted budget for previously unbudgeted increases in revenue other than ad valorem taxes. To do this, a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after publication the hearing may be held, and the governing body may amend the budget at that time. In 2019 there were no budget amendments.

The statutes permit management to transfer budgeted amounts between line items within an individual fund. However, such statutes prohibit expenditures in excess of the total amount of the adopted budget of expenditures of individual funds. Budget comparison statements are presented for each fund showing actual receipts and expenditures compared to legally budgeted receipts and expenditures.

All legal annual operating budgets are prepared using the modified accrual basis of accounting, modified further by the encumbrance method of accounting. Expenditures include disbursements, accounts payable and encumbrances. Encumbrances are commitments by the City for future payments and are supported by a document evidencing the commitment, such as a purchase order or contract. All unencumbered appropriations (legal budget expenditure authority) lapse at year end. Encumbered appropriations are carried forward.

A legal operating budget is not required for the Special Law Enforcement Fund, School District Sales Tax Fund, Donations and Gifts Fund, Silvercrest TIF Fund, Transportation Utility Fund, Mission Farm and Flower Market Fund, and the fiduciary funds.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

2 - Stewardship, Compliance and Accountability (Continued)

Budgetary Information (Continued)

In fiscal year 2019, actual expenditures exceeded budget expenditures in the Stormwater Fund, the Solid Waste Fund, the Special Alcohol Fund, and the Mission Crossing TIF Fund, which is a violation of K.S.A. 79-2935.

Spending in funds that are not subject to the legal annual operating budget requirements is controlled by federal regulations, other statutes, or by the use of internal spending limits established by the governing body.

Deficit Fund Balances

The Solid Waste Fund had a deficit fund balance of \$ 11,962 at December 31, 2019 that will be recovered from future charges for services.

The Mission Crossing TIF Fund had a deficit fund balance of \$ 149,559 at December 31, 2019 that will be recovered from future tax revenue.

3 - Deposits and Investments

Deposits

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. Kansas statutes require that deposits be collateralized, and that collateral pledged must have a fair market value equal to 100% of the deposits and investments, less insured amounts, and must be assigned for the benefit of the City. The City's deposit policy for custodial credit risk requires that the depository banks will maintain 100% security in the form of FDIC coverage and pledged collateral according to K.S.A. 9-1402.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

3 - Deposits and Investments (Continued)

Deposits (Continued)

Custodial Credit Risk – Deposits (Continued)

The City's cash is considered to be active funds by management and is invested according to K.S.A. 9-1401. The statute requires that banks eligible to hold active funds have a main or branch bank in the county or an adjoining county in which the City is located, and the banks provide an acceptable rate for active funds.

Investments

On December 31, 2019, the City had the following investment and related maturity:

			Maturity (in Years)
Investment Type	Fair Value	Rating	Less than One
Kansas Municipal Investment Pool	\$ 12,591,982	Not rated	\$ 12,591,982

Credit Risk

Various City investments are considered to be idle funds by management and are invested according to K.S.A. 12-1675. The statute requires that the City invest its idle funds in only temporary notes of the City, bank certificates of deposit, repurchase agreements, and if eligible banks do not offer an acceptable rate for the funds: U.S. Treasury bills or notes or the Kansas Municipal Investment Pool (KMIP). The City's investments in the KMIP were not rated by a rating agency as of December 31, 2019. Maturities of the above investments may not exceed two years by statute.

The KMIP is under the oversight of the Pooled Money Investment Board (PMIB). The PMIB is comprised of the State Treasurer and four additional members appointed by the State Governor. The PMIB reports annually to the Kansas legislature. State pooled monies may be invested in direct obligations of, or obligations that are insured as to principal and interest by the U.S. government or any agency thereof, with maturities up to four years. No more than 10 percent of those funds may be invested in mortgage-backed securities. In addition, the State pool may invest in repurchase agreements with Kansas banks or with primary government securities dealers.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

3 - Deposits and Investments (Continued)

Investments (Continued)

Credit Risk (Continued)

Some of the City's investments are of bond proceeds invested pursuant to K.S.A. 10-131. This statute allows additional investment authority beyond that of K.S.A. 12-1675. Investments of bond proceeds may follow K.S.A. 12-1675 or include other investments such as the KMIP; direct obligations of the United States government or any agency thereof; investment agreements with a financial institution, the obligations of which, at the time of investment, are rated in either of the three highest rating categories by Moody's Investors Service or Standard and Poor's Corporation; and various other investments as specified in K.S.A. 10-131.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City is not exposed to significant interest rate risk.

Concentrations of Credit Risk

State statutes and the City place no limit on the amount the City may invest in any one issuer.

Custodial Credit Risk - Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the issuer or counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At December 31, 2019, the City's investments were not exposed to custodial credit risk.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

3 - Deposits and Investments (Continued)

Investments (Continued)

Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. For the year ended December 31, 2019, the City's investment in KMIP was considered a cash equivalent as all investments were held in the overnight pool. Investments that are considered cash equivalents are not classified in the fair value hierarchy.

4 - Notes Receivable and Land Held for Resale

In April 2007, the City signed promissory notes to finance both a borrower's acquisition of a building and other improvements in the amount of \$534,692 as well as the borrower's remodeling of the building and other improvements for business operations in the amount of \$267,882, with both loans over a term of 21 years at 5.00% per annum. During the fiscal year ending December 31, 2019, the City received \$ 41,504 in principal and interest payments towards the loans. As of December 31, 2019, the City had outstanding notes receivable of \$ 434,261.

In August 2006, the City entered into an agreement leasing land to a lessee for a maximum term of 21 years for rent of \$ 10 per year with the option for the lessee to purchase the land on or before the end of the lease term for \$ 100,000 as adjusted by using the consumer price index. As of December 31, 2019, the land's net realizable value was \$ 100,000.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

5 - Capital Assets

Capital asset activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 9,108,075	\$ 230,181	\$ -	\$ 9,338,256
Construction in progress	203,833	1,452,377	67,894	1,588,316
Total capital assets not being depreciated	9,311,908	1,682,558	67,894	10,926,572
Capital assets being depreciated:				
Buildings	13,055,744	-	-	13,055,744
Improvements	140,635	9,362	-	149,997
Infrastructure	57,068,911	-	-	57,068,911
Machinery and equipment	6,103,646	680,279	422,762	6,361,163
Total capital assets being depreciated	76,368,936	689,641	422,762	76,635,815
Less accumulated depreciation for:				
Buildings	4,366,889	287,375	-	4,654,264
Improvements	101,696	3,655	-	105,351
Infrastructure	12,799,221	1,428,788	-	14,228,009
Machinery and equipment	4,776,216	537,301	422,762	4,890,755
Total accumulated depreciation	22,044,022	2,257,119	422,762	23,878,379
Governmental activities capital assets, net	\$ 63,636,822	\$ 115,080	\$ 67,894	\$ 63,684,008

Depreciation expense was charged to functions/programs of the City for the year ended December 31, 2019 as follows:

Governmental activities:	
General government	\$ 79,773
Public safety	229,261
Public works	1,520,855
Culture and recreation	427,230
Total depreciation expense	<u>\$ 2,257,119</u>

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

6 - Long-Term Debt

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital projects.

General obligation bonds payable at December 31, 2019 are comprised of the following issues:

	Interest Rates	Original Issue	Final Maturity Date	Principal Payments During 2019	Outstanding December 31, 2019
General obligation bonds:					
Series 2010A - Capital Improvement	2.75%	\$ 3,305,000	09/01/20	\$ 350,000	\$ 355,000
Series 2010B - Refunding	4.00% - 4.25%	6,945,000	09/01/29	-	6,945,000
Series 2012A - Capital Improvement	1.65% - 2.00%	4,360,000	09/01/22	440,000	1,365,000
Series 2013A - Capital Improvement	2.50% - 3.00%	680,000	09/01/23	70,000	290,000
Series 2013B - Capital Improvement	3.00%	4,510,000	09/01/23	455,000	1,970,000
Series 2013C - Capital Improvement	2.00% - 2.50%	4,480,000	09/01/23	495,000	2,090,000
Series 2014A - Refunding	2.00% - 3.00%	9,795,000	09/01/29	1,545,000	6,780,000
Series 2019A - Capital Improvement	4.00% - 5.00%	3,470,000	09/01/29	-	3,470,000
				<u>\$ 3,355,000</u>	<u>\$ 23,265,000</u>

Call provisions at the option of the City included in the above bonds are as follows:

Series 2010A: Callable September 1, 2017 at par plus accrued interest
Series 2010B: Callable September 1, 2020 at par plus accrued interest
Series 2012A: Callable September 1, 2020 at par plus accrued interest
Series 2013A: Callable September 1, 2021 at par plus accrued interest
Series 2013B: Callable September 1, 2021 at par plus accrued interest
Series 2013C: Callable September 1, 2019 at par plus accrued interest
Series 2014A: Callable September 1, 2022 at par plus accrued interest
Series 2019A: Callable September 1, 2027 at par plus accrued interest

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

6 - Long-Term Debt (Continued)

General Obligation Bonds (Continued)

The installment ranges for the general obligation bonds are as follows:

	Installment Range	
	Low	High
General obligation bonds:		
Series 2010A - Capital Improvement	\$ 355,000	\$ 355,000
Series 2010B - Refunding	345,000	1,125,000
Series 2012A - Capital Improvement	445,000	465,000
Series 2013A - Capital Improvement	70,000	75,000
Series 2013B - Capital Improvement	470,000	515,000
Series 2013C - Capital Improvement	505,000	545,000
Series 2014A - Refunding	395,000	975,000
Series 2019A - Capital Improvement	40,000	545,000

Annual debt service requirements through maturity for general obligation bonds are as follows:

Year Ending December 31,	Principal	Interest
2020	\$ 3,465,000	\$ 768,124
2021	3,560,000	670,100
2022	3,670,000	571,107
2023	2,930,000	465,569
2024	1,855,000	372,594
2025-2029	7,785,000	866,587
Total	<u>\$ 23,265,000</u>	<u>\$ 3,714,081</u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

6 - Long-Term Debt (Continued)

Kansas Department of Health and Environment - Direct Borrowing

The Kansas Department of Health and Environment (KDHE) and the City entered into an agreement for direct borrowing. As of December 31, 2019, the City had made \$ 406,272 in loan draws and had \$ 304,704 in principal forgiveness. The loan calls for an interest rate of 2.60%.

Annual debt service requirements to maturity for the KDHE loan outstanding at December 31, 2019 are as follows:

Year Ending December 31,	Principal	Interest
2020	\$ 4,907	\$ 1,655
2021	5,036	1,526
2022	5,168	1,395
2023	5,303	1,259
2024	5,441	1,121
2025-2029	29,419	3,391
2030-2034	9,622	250
Total	<u>\$ 64,896</u>	<u>\$ 10,597</u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

6 - Long-Term Debt (Continued)

Change in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2019 was as follows:

	Balance December 31, 2018	Additions	Reductions	Balance December 31, 2019	Current Portion
Governmental activities:					
Bonds payable:					
General obligation bonds	\$ 23,150,000	\$ 3,470,000	\$ 3,355,000	\$ 23,265,000	\$ 3,465,000
Premium	323,320	707,120	120,702	909,738	123,611
Discount	(3,250)	-	(813)	(2,437)	(813)
Total bonds payable	23,470,070	4,177,120	3,474,889	24,172,301	3,587,798
Capital leases payable - direct borrowings	385,142	-	177,553	207,589	151,595
KDHE loan payable - direct borrowings	69,678	-	4,782	64,896	4,907
Compensated absences	445,525	394,572	348,751	491,346	355,915
Total other postemployment benefits liability	1,217,004	116,861	413,402	920,463	-
Net pension liability	5,006,058	174,912	-	5,180,970	-
Governmental activities long-term liabilities	\$ 30,593,477	\$ 4,863,465	\$ 4,419,377	\$ 31,037,565	\$ 4,100,215

For the governmental activities, compensated absences, the total other post-employment benefit liability, and the net pension liability are generally liquidated by the General Fund.

Conduit Debt Obligations

The City has issued industrial revenue bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State of Kansas, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2019, there were five series of industrial revenue bonds outstanding, with an aggregate authorized principal amount of \$ 258,108,589.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

6 - Long-Term Debt (Continued)

Conduit Debt Obligations (Continued)

Conduit Debt Obligations as of December 31, 2019					
IRB's	Issue Date	Amount Authorized	Amount Outstanding	Interest Rate	Maturity Date
<u>Housing IRB's</u>					
The Falls	03/15/16	\$ 8,750,000	\$ 8,750,000	Variable	12/15/34
Mission Square	12/18/09	11,100,000	8,686,168	3.50%	12/01/39
		<u>19,850,000</u>	<u>17,436,168</u>		
<u>Project IRB's</u>					
WAK Development	10/18/18	4,000,000	29,000	2.00%	02/01/20
Mission Apartments LLC (Mission Trails)	10/18/18	20,000,000	157,250	2.00%	10/01/20
Aryeh Realty LLC (Gateway)	10/26/18	214,258,589	78,000	2.00%	12/31/22
		<u>238,258,589</u>	<u>264,250</u>		
Total IRB's		<u>\$ 258,108,589</u>	<u>\$ 17,700,418</u>		

7 - Capital Leases

The City has entered into lease agreements as a lessee for financing the acquisition of equipment. These lease agreements qualify as capital leases and, therefore, have been recorded at the present value of their future minimum lease payments as of the inception date.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

7 - Capital Leases (Continued)

The assets acquired through these capital leases are as follows:

Assets:

Police vehicles	\$ 481,116
Exercise equipment	201,467
Street sweeper	<u>221,260</u>
Total assets	903,843
Less accumulated depreciation	<u>(707,912)</u>
Net book value	<u><u>\$ 195,931</u></u>

Future minimum lease payments for capital leases as of December 31, 2019 are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2020	\$ 151,595	\$ 3,080	\$ 154,675
2021	<u>55,994</u>	<u>621</u>	<u>56,615</u>
Total	<u><u>\$ 207,589</u></u>	<u><u>\$ 3,701</u></u>	<u><u>\$ 211,290</u></u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits

Health Insurance

Plan Description, Benefits Provided and Contributions. The City offers postemployment health, dental and vision insurance to retired employees. The benefits are provided through a single employer defined benefit postemployment healthcare plan administered by the City. The other postemployment benefit (OPEB) plan (the Plan) provides medical benefits to eligible early retirees and their spouses. K.S.A. 12-5040 requires all local governmental entities in the state that provide a group health care plan to make participation available to all retirees and dependents until the retiree reaches the age of 65 years. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. The Plan does not issue a standalone financial report.

Changes and items of impact relative to the Plan during the year were as follows.

1. The SPIRA EPO medical plan is now considered separately in the valuation.
2. Retiree contribution rates were updated to reflect 2020 rates.

Employer contributions paid for benefits as they came due during the fiscal year ended December 31, 2019 totaled \$ 36,663.

Employees Covered by Benefit Terms. As of the actuarial valuation date of December 31, 2019, the following employees were covered by the benefit terms.

Inactive employees or beneficiaries currently receiving benefit payments	4
Active plan members currently eligible	7
Active employees not yet fully eligible	62
	<hr/>
	73
	<hr/> <hr/>

Total OPEB Liability

The City's total OPEB liability of \$ 894,197 was measured as of December 31, 2019 and was determined by an actuarial valuation performed as of December 31, 2019.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Health Insurance (Continued)

Actuarial Assumptions and Other Inputs. The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Discount rate as of measurement date	3.26 percent
Discount rate for OPEB expense	3.64 percent
Mortality table	Pub-2010 Headcount-Weighted General and Safety Mortality Tables, separately for Employees and Retirees with generational projection according to MP-2019
Salary scale	3.00 percent as selected by the City
Plan participation rate	70.00 percent
Healthcare cost trend rates	
Current rate	6.00 percent
Ultimate rate	4.80 percent
Year ultimate rate is reached	2032
Actuarial cost method	Entry Age Normal - Level Pay

The discount rate was based on the S&P Municipal Bond 20-Year High Grade Rate Index as of the measurement date.

The actuarial assumptions were based on the results of the most recent actuarial experience study, dated January 1, 2015.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Health Insurance (Continued)

Changes and items of impact relative to the prior valuation were as follows.

1. The discount rate was updated to reflect the year-end interest rate environment.
2. Claims costs were updated to reflect the 2020 fully-insured premium rates.
3. Vision aging factors were removed and vision benefits are no longer valued.
4. Mortality tables and projection scales were updated based on recent research by the Society of Actuaries.
5. Medical and administrative expense trend rates were updated to reflect current expectations for future experience.
6. Plan selection percentages were updated to incorporate the new plan offering.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2018	\$ 1,184,530
Changes for the year:	
Service cost	61,739
Interest	44,703
Differences between expected and actual experience	12,768
Changes in assumptions or other inputs	(372,880)
Benefit payments	(36,663)
Net changes	(290,333)
Balance at December 31, 2019	\$ 894,197

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Health Insurance (Continued)

Changes in the Total OPEB Liability (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.64 percent) or 1-percentage-point higher (4.64 percent) than the current discount rate:

	<u>1% Decrease (2.64%)</u>	<u>Discount Rate (3.64%)</u>	<u>1% Increase (4.64%)</u>
Total OPEB liability	\$ 983,887	\$ 894,197	\$ 815,141

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following represents the total OPEB liability of the City as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Healthcare Cost Trend Rates</u>	<u>1% Increase</u>
Total OPEB liability	\$ 799,899	\$ 894,197	\$ 1,004,055

OPEB Expense, Deferred Outflows and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2019, the City recognized OPEB expense of \$ (66,344).

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Health Insurance (Continued)

OPEB Expense, Deferred Outflows and Deferred Inflows of Resources Related to OPEB (Continued)

At December 31, 2019, the City reported deferred outflows and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Difference between expected and actual experience	\$ 10,589	\$ (407,635)
Changes in assumptions or other inputs	<u>-</u>	<u>(348,066)</u>
	<u>\$ 10,589</u>	<u>\$ (755,701)</u>

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	
<u> </u>	
2020	\$ (172,786)
2021	(172,786)
2022	(172,786)
2023	(172,786)
2024	<u>(53,968)</u>
	<u>\$ (745,112)</u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance

Plan Description, Benefits Provided and Contributions. The City participates in a multiple-employer defined benefit other postemployment benefit (OPEB) plan (the Plan) which is administered by the Kansas Public Employees Retirement System (KPERS). The Plan provides long-term disability benefits and a life insurance benefit for disabled members to KPERS members, as provided by K.S.A. 74-04927. The Plan is administered through a trust held by KPERS that is funded to pay annual benefit payments. However, because the trust's assets are used to pay employee benefits other than OPEB, the trust does not meet the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Accordingly, the Plan is considered to be administered on a pay-as-you-go basis.

Employer contributions are established and may be amended by state statute. Members are not required to contribute. Employer contributions paid for benefits as they came due during the fiscal year ended December 31, 2019 totaled \$ 23,065.

Benefits are established by statute and may be amended by the KPERS Board of Trustees. The Plan provides long-term disability benefits equal to 60 percent (prior to January 1, 2006, 66 2/3 percent) of annual compensation, offset by other benefits. Members receiving long-term disability benefits also receive credit towards their KPERS retirement benefits and have their group life insurance coverage continued under the waiver of premium provision.

The monthly long-term disability benefit is 60 percent of the member's monthly compensation, with a minimum of \$100 and a maximum of \$5,000. The monthly benefit is subject to reduction by deductible sources of income, which include Social Security primary disability or retirement benefits, workers compensation benefits, other disability benefits from any other sources by reason of employment, and earnings from any form of employment. If the disability begins before age 60, benefits are payable while the disability continues until the member's 65th birthday or retirement date, whichever occurs first. If the disability begins after age 60, benefits are payable while the disability continues, for a period of five years or until the member retires, whichever occurs first. Benefit payments for disabilities caused or contributed to by substance abuse or non-biologically based mental illnesses are limited to the shorter of the term of the disability or 24 months per lifetime.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance (Continued)

The death benefit paid to beneficiaries of disabled members is 150% of the greater of 1) the member's annual rate of compensation at the time of disability, or 2) the members previous 12 months of compensation at the time of the last date on payroll. If the member has been disabled for five or more years, the annual compensation or salary rate at the time of death will be indexed using the consumer price index, less one percentage point, to compute the death benefit. If a member is diagnosed as terminally ill with a life expectancy of 12 months or less, the member may be eligible to receive up to 100% of the death benefit rather than having the benefit paid to the beneficiary. If a member retires or disability benefits end, the member may convert the group life insurance coverage to an individual insurance policy.

Employees Covered by Benefit Terms. As of the valuation date of December 31, 2018, the following employees were covered by the benefit terms.

Active plan members

32

Total OPEB Liability

The City's total OPEB liability of \$ 26,266 was measured as of June 30, 2019 and was determined by an actuarial valuation performed as of December 31, 2018.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance (Continued)

Actuarial Assumptions and Other Inputs. The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Discount rate	3.50 percent
Implicit inflation rate	2.75 percent
Mortality rates	Local Males: 90% of RP-2014 M Total Dataset +2 Local Females: 90% of RP-2014 F Total Dataset +1 Generational mortality improvements were projected for future years using MP-2019.
Salary increases	3.50 percent (composed of 2.75% inflation and 0.75 percent productivity)
Payroll growth	3.00 percent
Actuarial cost method	Entry Age Normal

The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Index.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study conducted for the period January 1, 2013 through December 31, 2015.

Changes and items of impact relative to the prior valuation were as follows.

1. The discount rate was updated in accordance with the requirements of GASB 75.
2. The mortality projection scale was updated to the most recent table published by the Society of Actuaries.

The overall impact of the new assumptions is a decrease in the benefit obligations.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance (Continued)

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2018	\$ 32,474
Changes for the year:	
Service cost	8,821
Interest	1,598
Effect of economic/demographic gains or losses	(16,954)
Effect of assumptions changes or inputs	327
Net changes	(6,208)
Balance at December 31, 2019	\$ 26,266

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.50 percent) or 1-percentage-point higher (4.50 percent) than the current discount rate:

	1% Decrease (2.50%)	Discount Rate (3.50%)	1% Increase (4.50%)
Total OPEB liability	\$ 27,040	\$ 26,266	\$ 25,340

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance (Continued)

Changes in the Total OPEB Liability (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following represents the total OPEB liability of the City as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Healthcare Cost Trend Rates</u>	<u>1% Increase</u>
Total OPEB liability	\$ 26,266	\$ 26,266	\$ 26,266

OPEB Expense, Deferred Outflows and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2019, the City recognized OPEB expense of \$ 7,629. At December 31, 2019, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ (22,649)
Changes of assumptions	293	(809)
Benefit payments subsequent to the measurement date	12,732	-
	<u>\$ 13,025</u>	<u>\$ (23,458)</u>

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

8 - Other Postemployment Healthcare Benefits (Continued)

Disability Benefits and Life Insurance (Continued)

OPEB Expense, Deferred Outflows and Deferred Inflows of Resources Related to OPEB (Continued)

The deferred outflow of resources related to the benefit payments subsequent to the measurement date totaling \$ 12,732 consists of payments made to KPERS for benefits and administrative costs and will be recognized as a reduction in the total OPEB liability during the year ended December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	
2020	\$ (2,790)
2021	(2,790)
2022	(2,790)
2023	(2,790)
2024	(2,790)
2025 and Thereafter	(9,215)
	<u>\$ (23,165)</u>

Aggregate Other Postemployment Healthcare Benefit Information

	Balances at December 31, 2019		
	Health Insurance	Disability Benefits and Life Insurance	Total
Total OPEB liability	\$ 894,197	\$ 26,266	\$ 920,463
Total deferred outflows of resources	10,589	13,025	23,614
Total deferred inflows of resources	(755,701)	(23,458)	(779,159)

The aggregate amount of OPEB expenses for the two OPEB plans for the year ended December 31, 2019 was \$ (58,715).

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan

General Information About the Pension Plan

Description of Pension Plan

The City participates in a cost-sharing, multiple-employer defined benefit pension plan (Pension Plan), as defined in Governmental Accounting Standards Board Statement No. 67, *Financial Reporting for Pension Plans*. The Pension Plan is administered by the Kansas Public Employees Retirement System (KPERS), a body corporate and an instrumentality of the State of Kansas. KPERS provides benefit provisions to the following statewide pension groups under one plan, as provided by K.S.A. 74, article 49:

- Public employees, which include:
 - State/school employees
 - Local employees
- Police and firemen
- Judges

Substantially all public employees in Kansas are covered by the Pension Plan. Participation by local political subdivisions is optional, but irrevocable once elected.

Those employees participating in the Pension Plan for the City are included in both the Local and Police and Firemen employee groups.

KPERS issues a stand-alone comprehensive annual financial report, which is available on the KPERS website at www.kpers.org.

Benefits Provided

KPERS provides retirement benefits, life insurance, disability income benefits, and death benefits. Benefits are established by statute and may only be changed by the Kansas Legislature. Member employees (except police and firemen) with ten or more years of credited service may retire as early as age 55 (police and firemen may be age 50 with 20 years of credited service), with an actuarially reduced monthly benefit. Normal retirement is at age 65, age 62 with ten years of credited service, or whenever an employee's combined age and years of credited service equal 85 points (police and firemen normal retirement ages are age 60 with 15 years of credited service, age 55 with 20 years, age 50 with 25 years, or any age with 36 years of service).

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

General Information About the Pension Plan (Continued)

Monthly retirement benefits are based on a statutory formula that includes final average salary and years of service. When ending employment, member employees may withdraw their contributions from their individual accounts, including interest. Member employees who withdraw their accumulated contributions lose all rights and privileges of membership. For all pension coverage groups, the accumulated contributions and interest are deposited into and disbursed from the membership accumulated reserve fund as established by K.S.A. 74-4922.

Member employees choose one of seven payment options for their monthly retirement benefits. At retirement, a member employee may receive a lump-sum payment of up to 50% of the actuarial present value of the member employee's lifetime benefit. His or her monthly retirement benefit is then permanently reduced based on the amount of the lump sum. Benefit increases, including ad hoc post-retirement benefit increases, must be passed into law by the Kansas Legislature. Benefit increases are under the authority of the Legislature and the Governor of the State of Kansas.

The 2012 Legislature made changes affecting new hires, current members, and employers. A new KPERS 3 cash balance retirement plan for new hires starting January 1, 2015, was created. Normal retirement age for KPERS 3 members is 65 with five years of service or 60 with 30 years of service. Early retirement is available at age 55 with ten years of service, with a reduced benefit. Monthly benefit options are an annuity benefit based on the account balance at retirement.

For all pension coverage groups, the retirement benefits are disbursed from the retirement benefit payment reserve fund as established by K.S.A. 74-4922.

Contributions

K.S.A. 74-4919 and K.S.A. 74-49,210 establish the KPERS member-employee contribution rates. KPERS has multiple benefit structures and contribution rates depending on whether the employee is a KPERS 1, KPERS 2 or KPERS 3 member. KPERS 1 members are active and contributing members hired before July 1, 2009. KPERS 2 members were first employed in a covered position on or after July 1, 2009, and KPERS 3 members were first employed in a covered position on or after January 1, 2015. Effective January 1, 2015, Kansas law established the KPERS member-employee contribution rate at 6.00% of covered salary for KPERS 1, KPERS 2 and KPERS 3 members. K.S.A. 74-4975 establishes the Police and Firemen (KP&F) member-employee contribution rate at 7.15% of covered salary. Member contributions are withheld by their employer and paid to KPERS according to the provisions of Section 414(h) of the Internal Revenue Code.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

General Information About the Pension Plan (Continued)

Contributions (Continued)

State law provides that the employer contribution rates are determined based on the results of an annual actuarial valuation for each of the three state-wide pension groups. The contributions and assets of all groups are deposited in the Kansas Public Employees Retirement Fund established by K.S.A. 74-4921. KPERS is funded on an actuarial reserve basis.

For KPERS fiscal years beginning in 1995, Kansas legislation established statutory limits on increases in contribution rates for KPERS employers. Annual increases in the employer contribution rates related to subsequent benefit enhancements are not subject to these limitations. The statutory cap increase over the prior year contribution rate is 1.2% of total payroll for the KPERS fiscal year ended June 30, 2019.

The actuarially determined employer contribution rate (not including the 1.00% contribution rate for the Death and Disability Program) and the statutory contribution rate were 8.89% for KPERS and 22.13% for KP&F for the year ended December 31, 2019. Contributions to the Pension Plan from the City were \$ 226,244 for KPERS and \$ 432,079 for KP&F for the year ended December 31, 2019.

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2019, the City reported a liability of \$ 1,564,764 for KPERS and \$ 3,616,206 for KP&F for its proportionate share of the KPERS collective net pension liability. The collective net pension liability was measured by KPERS as of June 30, 2019, and the total pension liability used to calculate the collective net pension liability was determined by an actuarial valuation as of December 31, 2018, which was rolled forward to June 30, 2019.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Although KPERS administers one cost-sharing, multiple-employer defined benefit pension plan, separate (sub) actuarial valuations are prepared to determine the actuarial determined contribution rate by group. Following this method, the measurement of the collective net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense are determined separately for each of the following groups of the plan:

- State/School
- Local
- Police and Firemen
- Judges

To facilitate the separate (sub) actuarial valuations, KPERS maintains separate accounts to identify additions, deductions, and fiduciary net position applicable to each group. The allocation percentages presented for each group in the schedule of employer and nonemployer allocations are applied to amounts presented in the schedules of pension amounts by employer and nonemployer. The City's proportion of the collective net pension liability was based on the ratio of the City's actual contributions to KPERS and KP&F, relative to the total employer and nonemployer contributions of the Local group and Police and Firemen group within KPERS for the KPERS fiscal year ended June 30, 2019.

The contributions used exclude contributions made for prior service, excess benefits and irregular payments. At June 30, 2019, the City's proportion for KPERS was .111979%, which was a decrease of .008933% from its proportion measured as of June 30, 2018. At June 30, 2019, the City's proportion for KP&F was .357290%, which was an increase of .012165% from its proportion measured as of June 30, 2018.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

For the year ended December 31, 2019, the City recognized pension expense of \$ 147,479 for KPERS and \$ 614,679 for KP&F. At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
KPERS		
Differences between expected and actual experience	\$ 3,425	\$ 39,407
Net difference between projected and actual earnings on pension plan investments	36,814	-
Changes of assumptions	47,825	3,171
Changes in proportionate share	15,064	122,169
City contributions subsequent to measurement date	126,820	-
Total KPERS	229,948	164,747
KP&F		
Differences between expected and actual experience	204,293	6,702
Net difference between projected and actual earnings on pension plan investments	72,785	-
Changes of assumptions	128,101	4,004
Changes in proportionate share	98,839	113,448
City contributions subsequent to measurement date	219,444	-
Total KP&F	723,462	124,154
Total	\$ 953,410	\$ 288,901

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

The \$ 126,820 and \$ 219,444 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for KPERS and KP&F, respectively, for the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	
KPERS	
2020	\$ 2,150
2021	(37,342)
2022	(11,309)
2023	(12,436)
2024	(2,682)
	<hr/>
Total KPERS	(61,619)
	<hr/>
KP&F	
2020	160,272
2021	75,787
2022	79,085
2023	61,196
2024	3,524
	<hr/>
Total KP&F	379,864
	<hr/>
	<u><u>\$ 318,245</u></u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Assumptions

The total pension liability for KPERS in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Price inflation	2.75 percent
Salary increases, including price inflation	3.50 to 12.00 percent
Long-term rate of return, net of investment expense, and including price inflation	7.75 percent

Mortality rates were based on the RP 2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different membership groups. Future mortality improvements are anticipated using Scale MP-2016. Different adjustments apply to pre-retirement versus post-retirement versus post-disability mortality tables.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study, which covered the three-year period of January 1, 2013 through December 31, 2015. The experience study is dated November 18, 2016.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Actuarial Assumptions (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. Best estimates of arithmetic real rates of return for each major asset class included in the Pension Plan's target asset allocations as of June 30, 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global equities	47.00%	6.85%
Fixed income	13.00%	1.25%
Yield driven	8.00%	6.55%
Real return	11.00%	1.71%
Real estate	11.00%	5.05%
Alternatives	8.00%	9.85%
Short-term investments	2.00%	-0.25%
Total	100.00%	

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Discount Rate

The discount rate used by KPERS to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the contractually required rate. The local employers do not necessarily contribute the full actuarial determined rate. Based on legislation passed in 1993, the employer contribution rates certified by the KPERS Board of Trustees for this group may not increase by more than the statutory cap. The expected KPERS employer statutory contribution was modeled for future years, assuming all actuarial assumptions are met in future years. Based on those assumptions, the Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Collective Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the collective net pension liability calculated using the discount rate of 7.75%, as well as what the City's proportionate share of the collective net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.75%) or one percentage point higher (8.75%) than the current rate:

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
City's KPERS proportionate share of the collective net pension liability	\$ 2,337,007	\$ 1,564,764	\$ 918,796
City's KP&F proportionate share of the collective net pension liability	5,131,658	3,616,206	2,347,481
	<u>\$ 7,468,665</u>	<u>\$ 5,180,970</u>	<u>\$ 3,266,277</u>

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

9 - Defined Benefit Pension Plan (Continued)

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Pension Plan Fiduciary Net Position

Detailed information about the Pension Plan's fiduciary net position is available in the separately issued KPERS financial report.

10 - Defined Contribution Plan

The City has established the City of Mission Money Purchase Plan, administered by the Principal Financial Group, available to employees other than those participating in KP&F. The City Council established and amends benefit provisions. Employees age 21 or older are eligible to participate after completing 1,000 or more hours of service. The City's contributions for each employee are 60% vested after five years of service and vest an additional 20% each year thereafter. The City makes annual contributions to the plan equal to 2% of covered employees' wages. Employees under the plan can make contributions to the plan of up to 10% of their wages. City and employee contributions for 2019 were \$ 36,207 and \$ 46,291, respectively.

11 - Special Assessments

In January 2015, the City passed Ordinance Number 1419 establishing the Gateway Special Benefit District and levying special assessments on certain property to pay the costs of internal improvements and providing for the collection of such special assessments in 20 annual installments together with interest on such amounts. Special assessment taxes levied are a lien on the property and are recorded as special assessments receivable in the Stormwater Fund with a corresponding amount recorded as deferred inflows. Special assessments receivable at December 31, 2019, in the fund financial statements totaled \$ 9,593,532.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

12 - Risk Management

The City is exposed to various risks of loss related to torts; damage to and destruction of assets; business interruptions; errors and omissions; employee injuries and illness; natural disasters and employee health, dental and accident benefits. Commercial insurance coverage is purchased for claims arising from such matters. Settled claims have not exceeded this commercial coverage in any of the three preceding years. There have not been significant reductions in coverage from prior years.

13 - Interfund Transfers

Transfers by fund for the year were as follows:

Transfers out	Transfers in			Total
	Stormwater	Solid Waste	Capital Improvement	
General	\$ -	\$ 85,000	\$ 1,014,780	\$ 1,099,780
Street Sales Tax	-	-	300,000	300,000
Stormwater	-	-	275,368	275,368
Nonmajor governmental	88,000	-	-	88,000
	<u>\$ 88,000</u>	<u>\$ 85,000</u>	<u>\$ 1,590,148</u>	<u>\$ 1,763,148</u>

The City uses interfund transfers to share costs between funds.

14 - Amounts Due to and from Other Funds

As of December 31, 2019, the City had \$ 11,962 due from the Solid Waste Fund to the General Fund due to cash shortages in the Solid Waste Fund.

15 - Tax Abatements

The City of Mission has utilized a number of economic development incentives that are authorized under Kansas state statutes including constitutional tax abatements [K.S.A. 79-201a]; industrial revenue bonds (IRBs) [K.S.A. 12-1740 et seq]; tax increment financing (TIF) [K.S.A. 12-1770 et seq]; and community improvement district (CID) [K.S.A. 12-6a26 et seq].

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Application of these tools is further clarified by the following city council policies:

Policy 106 - Tax Increment Financing Policy: The City will consider, on a case-by-case basis, the approval of TIF projects, where, but for the availability of TIF, such projects would not be economically viable. Furthermore, any decision regarding the approval of TIF projects will be made in accordance with guidelines and criteria that promote and stimulate the general and economic welfare and quality of life in the community.

Policy 116 - Policy Relating to the Issuance of Tax Abatements: The City will consider tax abatement for firms that qualify for such under State statutes and develop a final project with a value greater than \$25 million. Such projects will be evaluated on quality job creation, capital investment, diversification of the local economy, the extent to which the project would meet an identified need in the community, or follows applicable design guidelines and long-term plans.

Policy 123 - Community Improvement District Policy: The City will evaluate the establishment of a CID based on a number of criteria including; but not limited to:

- Whether the project promotes and supports efforts to develop or redevelop commercial sites to provide for reinvestment;
- Stimulates quality retail development that enhances the city's economic basis,
- Compliance with uses anticipated in the comprehensive plan;
- High degree of architectural design and site layout;
- The risk to the City, and any other governmental entities, in financing the proposed project (to include exposure of the general property tax levy and credit rating).

Consideration of any incentive begins with the submittal of an application (including fee) to the City. After an initial review by City staff, the City will enter into a pre-development agreement with the applicant that outlines the scope of the project and commitments, process for due diligence review, and any obligation on the part of the applicant to pay for costs that the City may incur in performing the review and/or negotiating a full development agreement.

This report provides information on current economic development projects that the City of Mission has undertaken utilizing these tools. Many projects use more than one tool, and many incorporate some form of tax abatement.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Crossing

Project Description:

Redevelopment of a 6.2-acre site on the City's western boundary that had been the former headquarters and manufacturing plant for Herff Jones, Inc. since 1954. The project entailed the demolition of the existing building and construction of three, stand-alone buildings totaling approximately 20,000 square feet of commercial space, and a 100-unit residential facility designed for independent, senior-living.

The mixed-use development complies with the redevelopment goals of the City's West Gateway Vision Plan. It includes streetscape improvements along the project perimeters, a new public park located at the southwest corner of Martway and Broadmoor, a public trail along Metcalf Avenue and two transit shelters to access the enhanced bus services along the Johnson Drive/Martway corridors.

Use	Size	Project Value at Building Permit Issuance	Date of Completion
Multi-Tenant Commercial Building	8,900 sq. ft.	\$990,000 + Tenant Finishes \$731,000	2011
Stand-Alone Restaurant	4,600 sq. ft.	\$450,000	2012
Stand-Alone Restaurant	4,250 sq. ft.	\$990,000	2012
Apartment Building	98,500 sq. ft.	\$8,100,000	2016

Name of the Recipient of the Tax Abatement (the Developer):

Lane 4 Development (d/b/a as Mission Commons LLC) – 4705 Central Ave., Kansas City, MO 64112

Redevelopment Agreement Adopted (Authority):

Ordinance 1316 – An Ordinance Making Certain Findings with Respect to the Establishment of a Redevelopment District in the City of Mission, Kansas and Establishing a Redevelopment District (Mission Crossing Project Redevelopment) – Adopted January 20, 2010.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Crossing (Continued)

Redevelopment Agreement Adopted (Authority) (Continued):

Ordinance 1317 – An Ordinance Making Findings as to the Advisability of and Creating a Community Improvement District at 6015 Travis Lane, Mission, Kansas; Authorizing Certain Community Improvement District Projects Relating Thereto: Approving the Maximum Cost of Such Community Improvement Projects; Providing for the Method of Financing; Authorizing the Imposition of a Community Improvement District Sales Tax within the Community Improvement District; Establishing a Method of Collection of Such Sales Tax; and Providing for the Segregation of Such Sales Tax Revenues for the Retirement of Bonds or Pay-As-You-Go Reimbursement of Costs of the Community Improvement Projects in the Community Improvement District – Adopted January 20, 2010.

Ordinance 1324 – An Ordinance Approving and Adopting a Redevelopment Project Plan within the Boundaries of the Mission Crossing Redevelopment District in the City of Mission, Kansas (Mission Crossing Redevelopment Project) – Adopted May 19, 2010.

Ordinance 1395 – An Ordinance Authorizing The Issuance by the City of Mission, Kansas of Not to Exceed \$6,000,000 Aggregate Principal amount of Taxable Industrial Revenue Bonds (Aspen Village Project – A/K/A Welstone Apartments), Series 2014, to Provide Funds to Acquire, Construct and Equip A Project for AVI Mission, LP and Authorizing and Approving Certain Documents and Actions in Connection with The Issuance of Said Bonds – Adopted February 19, 2014.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Tax Increment Financing (TIF) [K.S.A 12-1770 et seq] is structured to reimburse the project developer on a “Pay-As-You-Go” basis with reimbursement coming from the property tax on the assessed valuation above (property tax increment) the assessed valuation at the time the district was formed (base valuation), and the City’s 1% general sales tax generated from all retail sales that occur within the defined project area. Base year established 2010, TIF expires in 2030.

Community Improvement District (CID) [K.S.A 12-6a26 et seq] is structured to reimburse the Developer on a “Pay-As-You-Go” basis with reimbursement coming from an additional 1% sales tax collected on retail sales generated within the district. The CID became effective October 2012 and will expire in 2034.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Crossing (Continued)

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Industrial Revenue Bonds (IRBs) [K.S.A 12-1740 et seq] are structured to provide sales tax exemption on the construction of the senior-living component of the redevelopment project.

Eligibility Criteria for Receiving the Tax Abatement:

Kansas state statutes stipulate that proceeds from Tax Increment Financing be used for costs associated with preparing a site for development. This would include land acquisition (including incidental costs such as legal services) and site preparation (including grading and public infrastructure improvements).

Kansas state statutes stipulate that proceeds from a Community Improvement District can be used for vertical construction, parking, transportation improvements, streetscapes and lighting, parks, lawns, and transit facilities.

The Mission Crossing redevelopment project was built to conform with the City's newly adopted West Gateway Vision plan, which called for, among other things, on street parking, sidewalks, street lighting and streetscape, and buildings built up to the sidewalk. The costs associated with these amenities are to be reimbursed with proceeds from both the TIF and the CID.

Summary of Financial Structure:

Total Project Costs: \$24,199,895		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
TIF Eligible Costs	\$ 9,255,157	\$ 1,480,818
CID Eligible Costs	\$ 5,359,738	\$ 498,454
IRB	\$ 561,000	N/A

This project is anticipated to generate approximately \$3,948,000 in TIF revenue over the 20-year life of the TIF plan, and approximately \$1,188,000 in CID revenue over the 22-year life of the CID. This is a total of \$5,136,000 in TIF and CID revenue, or an estimated 21% of Total Project Costs. To date, the developer has submitted just over \$6,000,000 in costs that are eligible for reimbursement under the redevelopment plan.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Crossing (Continued)

Summary of Financial Structure (Continued):

In 2019, the City of Mission reimbursed the developer the following amounts from TIF and CID:

Property Tax Increment Financing - \$208,908

Sales Tax Increment Financing - \$96,337

Community Improvement District Financing - \$94,933

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

No funds were received from other taxing entities in association with this project. However, the following property tax revenues were diverted from other taxing entities in 2019 in accordance with the Tax Increment Financing statutes:

Johnson County Property Tax (19.024 mills) - \$58,747

Johnson County Community College (9.266 mills) - \$28,148

Johnson County Library (3.901 mills) - \$12,048

Johnson County Park Dist. (3.088 mills) - \$9,536

Consolidated Fire Dist. #2 (11.750 mills) - \$36,271

Unified School District #512 (54.427 mills) - \$160,851

The following sales taxes (based on the \$6 million in IRBs issued for the independent senior living facility) were forgone with the initial construction and equipping of the facility.

City of Mission (1.625%) - \$97,500

Johnson County (1.225%) - \$73,500

State of Kansas (6.500%) - \$390,000

Provisions for Recapturing Abated Taxes:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Crossing (Continued)

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

The City committed to the construction of a transit stop utilizing a TIGER grant and the design and construction management of the park site.

Commitments Made by the Recipient of the Tax Abatement:

The Developer dedicated 1/2 of an acre of land for a small, pocket park, valued at approximately \$350,000. The developer also contributed \$100,000 for construction of the park amenities.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

Cornerstone Commons

Project Description:

The Cornerstone Commons project entailed the redevelopment of a 2.98-acre tract at the southwest corner of Johnson Drive and Barkley Street that was a former automobile dealership.

The project is a mixed-use development that conforms to the design principles of the West Gateway Vision Plan and the Form Based Code by having multi-level structures situated up to the sidewalk, on-street parking, and incorporating pedestrian oriented elements such as benches, lighting, and landscaping.

The development includes a 15,000 square foot Natural Grocers store, a 4,000 square foot building for casual dining/retail, and a third 12,000 square foot building for casual dining/retail and office.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Cornerstone Commons (Continued)

Project Description (Continued):

Use	Size	Project Value at Building Permit	Date of Completion
Lot 1 Building			
Retailer	15,000 sq. ft.	\$ 1,750,000	2015
Lot 2 Building			
Restaurant	1,900 sq. ft.	\$ 130,000	2015
Restaurant	2,100 sq. ft.	\$ 190,000	2015
Lot 3 Building			
Restaurant	2,500 sq. ft.	\$ 250,000	2015
Restaurant	2,600 sq. ft.	\$ 270,000	2015
Office	4,000 sq. ft.	\$ 800,000	2015

Name of the Recipient of the Tax Abatement (the Developer):

Christie Development Associates (d/b/a Cornerstone Commons, LLC) 7387 W. 162nd St., Suite 200, Stilwell, KS 66085

Redevelopment Agreement Adopted (Authority):

Ordinance 1402 - An Ordinance Authorizing the Creation of the Cornerstone Commons Community Improvement District In the City of Mission, Kansas; Authorizing the Making of Certain Project Improvements Relating Thereto; Approving the Estimated Costs of Such Project Improvements; Levying 1% CID Sales Tax, and Providing for the Method of Financing of Said – Adopted July 16, 2014.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Community Improvement District (CID) [K.S.A 12-6a26 et seq] is structured to reimburse the project developer on a “Pay-As-You-Go” basis with reimbursement coming from an additional 1% sales tax collected on retail sales generated within the district. The CID became effective June 2015 and will expire in 2037.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Cornerstone Commons (Continued)

Eligibility Criteria for Receiving the Tax Abatement:

The redevelopment project is intended to conform to the design principles of the West Gateway Vision Plan and the Form Based Code by having multi-level structures situated at the sidewalk and incorporating pedestrian oriented elements such as benches, lighting, landscaping, and on-street parking. To this end, the redevelopment agreement provides for reimbursement of specific eligible costs that further the intended design of the redevelopment project. These include, but are not limited to:

- Right-of-Way Dedication on Johnson Drive and Barkley
- Streetscape Improvements on Johnson Drive and Barkley
- Storm Water Improvements on Johnson Drive and Barkley
- Demolition and Removal Costs for Existing Building and Parking Lot
- Glass Upgrades on Tenant A, B, C Buildings
- Street Patio with Pergola, Decorative Wrought Iron Fencing, and Building Enhancements Facing Johnson Drive
- Natural Grocers Pedestrian Enhancement, Outdoor Seating, and Building Enhancements Facing Johnson Drive

The total estimated value for all of these improvements is \$1,721,788, of which the redevelopment agreement stipulates that no more than \$1,500,000 will be reimbursed to the developer through the CID sales tax.

Summary of Financial Structure:

Total Project Costs: \$9,000,504		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
CID Eligible Costs	\$ 1,500,000	\$ 264,062

The sales tax is estimated to generate approximately \$1.3 million over the life of the CID. This is approximately 14% of the project costs. \$64,143 was collected in CID sales tax in 2019.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Cornerstone Commons (Continued)

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

None. The CID Sales Tax is a special 1% sales tax placed on all retail sales that occur within the boundaries of the CID (the redevelopment project). Because this is a special sales tax above the current sales tax, no sales tax revenue is diverted from the City or other taxing jurisdictions.

Provisions for Recapturing Abated Taxes:

None.

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

Commitments Made by the Recipient of the Tax Abatement:

None.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

Herald Corner (a/k/a Brinshore)

Project Description:

This was the proposed redevelopment of a 1.5-acre site located within the interior of a block at the southeast corner of Metcalf Avenue and Johnson Drive, more commonly known as 7080 Martway. The site had been the former location of the Neff Printing Company since the 1930s.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Herald Corner (a/k/a Brinshore) (Continued)

Project Description (Continued):

The developer proposed the construction of a three-story, 32-unit senior-living residential facility on the site.

The development was dependent on the successful application for low-income housing credits from the Kansas Housing Resources Corporation. After three application cycles, the Developer was unable to secure the housing credits, and the pre-development agreement between the City and developer was dissolved. ***At present, there is no proposed project for this site.***

Name of the Recipient of the Tax Abatement (the Developer):

The developer for the proposed project was Brinshore Development LLC, 666 Dundee Road, Suite 1102, Northbrook, IL 60062. The development agreement with this developer has been dissolved, and at present there is no developer. However, the Tax Increment Financing (TIF) District remains in place.

Redevelopment Agreement Adopted (Authority):

Ordinance 1413 - An Ordinance Making Certain Findings with Respect to the Establishment of a Redevelopment District in the City of Mission, Kansas and Establishing a Redevelopment District (Herald Corner Project Redevelopment) – Adopted November 19, 2014.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

A Tax Increment Financing (TIF) [K.S.A 12-1770a(d)] district was established to reimburse the project developer for certain eligible costs with reimbursement coming from the property tax on the assessed valuation above (property tax increment) the assessed valuation at the time the district was formed (base valuation). Base established in 2014.

Eligibility Criteria for Receiving the Tax Abatement:

The developer was required to seek and obtain housing credits from the Kansas Housing Resources Corporation before the redevelopment project could be approved and executed. The developer was unable to accomplish this.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Herald Corner (a/k/a Brinshore) (Continued)

Eligibility Criteria for Receiving the Tax Abatement (Continued):

Future projects will be required to meet the design guidelines of the West Gateway Plan and the Form Based Code.

Summary of Financial Structure:

No financial structure for this project exists at this time.

Amounts Received from Other Governments In Association with Forgone Tax Revenue:

The previous development plan had stipulated that the Developer was to apply for low-income tax credits from the Kansas Housing Resources Corporation. This did not occur. As of this writing, there are no other commitments from other tax entities, and no taxes have been forgone.

Provisions for Recapturing Abated Taxes:

None.

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

Commitments Made by the Recipient of the Tax Abatement:

None.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway

Project Description:

This project proposes the redevelopment of a 16-acre site that was formerly the Mission Mall, originally built in the 1950s as one of the first suburban shopping centers in the United States. The site is located on the City's east side and is bounded by Johnson Drive, Roeland Drive, Shawnee Mission Parkway and Roe Avenue.

Purchased by the developer in 2005, the mall was demolished the following year to make way for a proposed mixed-used development project. However, redevelopment could not begin until the site was removed from the 100-year flood plain. This entailed realigning and enclosing the Rock Creek and Cooper Creek channels through the site. The \$12 million project was funded through special revenue bonds that were issued by the City and are being repaid by a 20-year special assessment placed on the property.

The Rock Creek Tax Increment Finance District was established in 2006, which included not only the redevelopment site, but properties along either side of the creek channel that made up much of the immediate drainage basin. The entire Rock Creek Tax Increment Financing District was broken-up into five separate tax increment financing districts in 2019. The individual tax increment financing districts are titled Rock Creek TIF Districts #1, #2, #2a, #3 and #4. The Mission Gateway redevelopment site is located in Rock Creek TIF District #1. This restructuring of the TIF districts was done in order to more accurately capture the appropriate amount of property tax increment for each property within the formerly larger TIF district.

The Fourth Amended TIF Redevelopment Project Plan was approved in October of 2017. This project plan entailed the development of a 556,000 square foot, mixed-use development to include three apartment buildings with a total of 168 units, a 200-room hotel, a three-story office building, food hall, retail and an "entertainment venue." The total cost for the project is approximately \$214 million. A Third Amended and Restated Redevelopment Agreement was also approved in October of 2017 detailing the provisions for the application of economic incentives to assist with the project.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway (Continued)

Project Description (Continued):

An amendment to the Third Amended and Restated Redevelopment Agreement was approved in the October of 2019. This amendment stipulates that the City will issue approximately \$46 million in TIF special obligation bonds with approximately \$34 million in proceeds being pledged to pay for certain TIF eligible expenses. The amendment further stipulates the distribution of these funds after financing for the balance of the project costs are secured and a certain portion of those costs are paid.

Previous versions of the project included a Transportation Development District (TDD) which was later replaced with two Community Improvement Districts (Gateway CID #1 and Gateway CID #2) which were subsequently replaced with a single Community Improvement District (Gateway CID #3) also approved in October of 2017. The ordinances included below reflect only those which impact the project approved in 2017.

Name of the Recipient of the Tax Abatement (the Developer):

Aryeh Realty, LLC, (d/b/a Mission Gateway, LLC) 50 Broadway, New York, NY 10004

Redevelopment Agreement Adopted (Authority):

Ordinance 1190 – An Ordinance Making Certain Findings with Respect to The Establishment of a Redevelopment District In The City of Mission, Kansas, and Establishing a Redevelopment District (Rock Creek Redevelopment) – Adopted January 11, 2006; Amended (Ordinance 1195) February 8, 2006; Amended (Ordinance 1255) January 23, 2008.

Ordinance 1468 – An Ordinance Approving and Adopting a Fourth Amended Redevelopment Project Plan for Project Area 1 Within the Boundaries of the Rock Creek Redevelopment District in the City of Mission, Kansas (Gateway Redevelopment Project) – Adopted October 18, 2017.

Ordinance 1469 - An Ordinance Authorizing the Creation of the Mission Gateway Community Improvement District #3 In the City of Mission, Kansas; Authorizing the Making of Certain Project Improvements Relating Thereto; Approving the Estimated Costs of Such Project Improvements; Levying 1% CID Sales Tax, and Providing for the Method of Financing of Said – Adopted October 18, 2017.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway (Continued)

Redevelopment Agreement Adopted (Authority) (Continued):

Ordinance 1490 – An Ordinance Authorizing the City of Mission, Kansas to Issue Taxable Industrial Revenue Bonds (Aryeh Realty, LLC Project), Series 2018, in a principal amount not to exceed \$214,258,589 for the Purpose of Providing Funds to Pay the Cost of Acquiring, Purchasing, Constructing, Installing and Equipping Commercial Facilities Including Land, Buildings, Structures, Improvements, Fixtures, Machinery and Equipment; Authorizing the City to Enter into Certain Documents and Actions in Connection with the Issuance of Said Bonds (Sales Tax Exemption Only). Adopted October 17, 2018.

Ordinance 1509 – An ordinance authorizing the issuance of special obligation tax increment revenue bonds (Gateway Project), series 2019, in the maximum principal amount \$46,000,0000 of the City of Mission, Kansas, for the purpose of paying certain redevelopment project costs in connection with the fourth amended tax increment financing redevelopment project plan for the Mission Gateway Project; authorizing execution of certain documents; and making certain covenants with respect thereto. Adopted October 16, 2019.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Tax Increment Financing (TIF) [K.S.A 12-1770a(c)(1)] is structured to reimburse holders of Special Obligation Bonds until fully reimbursed. Reimbursement would come from the property tax on the assessed valuation above (property tax increment) the assessed valuation at the time the district was established (base valuation), and 55% of the City's 1% general sales tax generated from all retail sales that occur within the defined project area. In addition, 8% of the total 9% Transient Guest Tax generated by the hotel on site will be reimbursed. The base valuation was established in 2006. The TIF District begins in 2019 and will expire in 2039.

Community Improvement District (CID) [K.S.A 12-6a26 et seq] #3 is structured to first support a "Pay-As-You-Go" agreement on Phase 1 and then to reimburse holders of Special Obligation Bonds until fully reimbursed, and then the developer on a "Pay-As-You-Go" basis with reimbursement coming from a 1.0% CID sales tax as collected on certain retail sales generated within the district. The CID was established in 2017, will be activated in 2020, and will expire in 2042.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway (Continued)

Public Assistance Tools Utilized (Authority) and the Structure of Utilization (Continued):

Industrial Revenue Bonds (IRBs) [K.S.A 12-1740 to 12-1749d] allows cities to utilize their tax exempt status to issue bonds for the acquisition, construction, and equipping of certain facilities. IRBs were issued for this project in January of 2019 in an amount not to exceed \$214,258,589 to provide sales tax exemption for the construction and equipping of the development.

Eligibility Criteria for Receiving the Tax Abatement:

Completion of a proposed redevelopment project that conforms to the standards of the East Gateway Redevelopment District Guidelines which stipulate a mixed-used development on the site with “urban” style components including buildings built to the sidewalk, on street parking, streetscape, and public spaces.

Summary of Financial Structure:

Total Project Costs: \$214,558,862		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
TIF Eligible Costs	\$43,869,336	None to date
CID Eligible Costs	\$169,615,545	None to date
IRBs	\$214,000,000	N/A

The Financial Structure is based on the First Amended to the Third Restated Redevelopment Agreement, which was adopted in 2019. The total TIF and CID Eligible costs are shown in the table above, but the Redevelopment Agreement limits total eligible project costs at \$173,795,545. No tax increment has been collected, so there has been no financial impact on the City’s taxes (property or sales), nor on any other taxing jurisdiction.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway (Continued)

Summary of Financial Structure (Continued):

This project is anticipated to generate approximately \$64,000,000 in TIF revenue over the 20 year life of the TIF plan, and approximately \$21,831,000 in CID revenue over the 22 year life of the CID. This is a total of \$85,831,000 in TIF and CID revenue, or an estimated 40% of Total Project Costs. Of the approximately \$64,000,000, the developer will be eligible for approximately \$53,000,000 due to the TIF sharing arrangement outlined in the development agreement. This reduces the total amount of TIF and CID revenue that the developer will receive to \$75,000,000 or 35% of the project. To date, the developer has not submitted any costs that are eligible for reimbursement under the redevelopment plan. The development project is currently under construction with the entertainment venue (Cinergy movie theater) being opened in fall of 2020 and the balance of the project being completed in 2021 and 2022.

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

In 2019, the City of Mission reimbursed the developer the following amounts from TIF and CID:

Property Tax Increment Financing - \$0
Sales Tax Increment Financing - \$0
Community Improvement District Financing - \$0

The following sales taxes (based on the \$214,258,589 in IRBs issued for the independent senior living facility) will be forgone with the initial construction and equipping of the facility.

City of Mission (1.625%) - \$3,481,703
Johnson County (1.225%) - \$2,624,668
State of Kansas (6.500%) - \$13,926,808

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

No funds were received from other taxing entities in association with this project. No property tax revenues were diverted from other taxing entities in 2018. No sales taxes have been diverted from the use of the IRBs sales tax exemption at this time.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Gateway (Continued)

Provisions for Recapturing Abated Taxes:

None.

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

The City committed to storm water improvements on the site that consisted of realigning and enclosing the Rock Creek channel, thus removing the site from the 100-year flood plain. The improvements totaled approximately \$12 million, of which the City was initially to be reimbursed from TIF and/or CID proceeds. Because the redevelopment project lagged in implementation, the City established a special benefit district and assessed the property for the cost of these improvements (Ordinance 1419) over a 20-year period.

Commitments Made by the Recipient of the Tax Abatement:

Completion of the redevelopment project in accordance with the design guidelines of the East Gateway Redevelopment Plan.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

Mission Square

Project Description:

This project entailed the construction and equipping of an 87,000 square foot, three story independent living facility for seniors. The facility consists of 55 individual two and one bedroom units, a dining hall, recreation and meeting rooms, and guest rooms.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Square (Continued)

Project Description (Continued):

Completed in 2010, the project was built on a parcel of property acquired from the City of Mission at the northeast corner of Lamar and Martway, adjacent to the City's community center.

The Developer acquired the site from the City for \$550,000. The developer then entered into an agreement with the City whereby the City would issue \$17 million in Senior Housing Revenue Bonds to finance the acquisition, construction and equipping of the facility. Operating as a non-profit, the developer provides an annual payment-in-lieu-of-taxes to the City in the amount of \$53,125 to cover the cost of membership for the facility's residents to use the City's community center and the lease of a parking lot across the street from the community center.

Name of the Recipient of the Tax Abatement (the Developer):

Essex Corporation (d/b/a Mission Square Inc.) - 11606 Nicholas Street, Omaha, NE 68154

Redevelopment Agreement Adopted (Authority):

Ordinance 1307 – An Ordinance Authorizing the Issuance by the City of Mission, Kansas of Not to Exceed \$17,000,000 Aggregate Principal Amount of Senior Housing Revenue Bonds (Mission Square, Inc. Project) In One or More Series 2009, to Provide Fund to Acquire, Construct, and Equip a Project for Mission Square, Inc., and Authorizing and Approving Certain Documents and Actions in Connection with the Issuance of Said Bonds – Adopted November 18, 2009; Amended (Ordinance 1392) December 18, 2013.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Industrial Revenue Bonds [K.S.A 12-1740 to 12-1749d] allows cities to utilize their tax-exempt status to issue bonds for the acquisition, construction, and equipping of certain facilities including senior housing. To preserve the tax-exempt status, the City holds legal title to the property and leases the property back to the developer for a period of up to ten years. IRB's are often used to exempt sales tax associated with the construction or renovation of a facility.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Square (Continued)

Eligibility Criteria for Receiving the Tax Abatement:

The Developer is to maintain the facility as an independent, senior living facility.

Summary of Financial Structure:

Total Project Costs: \$17,000,000		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
IRB	\$ 1,589,500	N/A

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

No funds were received from taxing entities in association with this project. The following sales taxes were forgone with the construction and equipping of the senior-living facility:

City of Mission (1.625%) - \$276,250
Johnson County (1.225%) - \$208,250
State of Kansas (6.500%) - \$1,105,000

Provisions for Recapturing Abated Taxes:

None.

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

Commitments Made by the Recipient of the Tax Abatement:

Completion of the redevelopment project.

Tax Abatement Information Omitted For Legal Purposes:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Square (Continued)

Tax Abatement Disclosed Individually:

None.

Mission Trails (The Locale)

Project Description:

This project entails the demolition of the former Pyramid Life Insurance Company headquarters at 6201 Johnson Drive and the construction of a five-story, mixed-use development consisting of approximately 200 luxury, residential apartments with clubhouse, leasing office and restaurant on the ground floor.

Additionally, the project includes a structured parking facility, on- and off-street parking, and connections to the existing Johnson Drive streetscape improvements. The 4-story parking structure will include approximately 287 parking spaces to serve the residential and retail uses. The redevelopment agreement provides that 50 spaces in the parking structure will be designated as public parking at no cost to the City.

The total estimated cost of the Project is currently projected to be approximately \$41 million.

Name of the Recipient of the Tax Abatement (the Developer):

Mission Apartments, LLC, c/o EPC Real Estate Group, 411 Nichols Road, Suite 225, Kansas City, MO 64112.

Redevelopment Agreement Adopted (Authority):

Ordinance 1457 – An Ordinance Making Certain Findings with Respect to The Establishment of a Redevelopment District In The City of Mission, Kansas, and Establishing a Redevelopment District (The Place at Mission Apartments) – Adopted April 19, 2017.

Ordinance 1467 – An Ordinance Adopting the Mission Trails Project Plan for Use In Connection With a Redevelopment District Within the City (Mission Trails Project) – Adopted September 20, 2017.

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Trails (The Locale) (Continued)

Redevelopment Agreement Adopted (Authority) (Continued):

Ordinance 1486 – An Ordinance Authorizing the City of Mission, Kansas to Issue Taxable Industrial Revenue Bonds (Mission Apartments, LLC Project), Series 2018, in a principal amount not to exceed \$20,000,000 for the Purpose of Providing Funds to Pay the Cost of Acquiring, Purchasing, Constructing, Installing and Equipping Commercial Facilities Including Land, Buildings, Structures, Improvements, Fixtures, Machinery and Equipment; Authorizing the City to Enter into Certain Documents and Actions in Connection with the Issuance of Said Bonds (Sales Tax Exemption Only).

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Tax Increment Financing (TIF) [K.S.A 12-1770a(c)(1)] is structured to reimburse the Developer on a “Pay-As-You-Go” basis with reimbursement coming from the property tax on the assessed valuation above (property tax increment) the assessed valuation at the time the district was established (base valuation). The base valuation was established in 2017 and the TIF District begins in 2017 and will expire in 2037.

Eligibility Criteria for Receiving the Tax Abatement:

Completion of a mixed-use project which complies with the Downtown District and Johnson Drive Design guidelines.

Summary of Financial Structure:

Total Project Costs: \$41,033,817		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
TIF Eligible Costs	\$11,764,200	None to date
IRBs	\$1,870,000	N/A

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Trails (The Locale) (Continued)

Summary of Financial Structure (Continued):

This project is anticipated to generate approximately \$8,536,846 in TIF revenue over the 20-year life of the TIF plan or an estimated 21% of Total Project Costs. As a part of the Redevelopment Agreement, the City negotiated an additional project fee of \$250,000 to be paid as follows; \$100,000 upon receipt of a building permit, \$100,000 upon receipt of a certificate of occupancy, and \$50,000 upon 85% residential occupancy.

The Redevelopment Agreement contemplates the issuance of Industrial Revenue Bonds. Industrial Revenue Bonds [K.S.A 12-1740 to 12-1749d] allows cities to utilize their tax-exempt status to issue bonds for the acquisition, construction, and equipping of certain facilities.

The following sales taxes (based on the \$20 million in IRBs issued for the project) will be forgone with the initial construction and equipping of the facility.

City of Mission (1.625%) - \$325,000
Johnson County (1.225%) - \$245,000
State of Kansas (6.500%) - \$1,300,000

No tax increment has been collected, so there has been no financial impact on the City's taxes (property), nor on any other taxing jurisdiction. The project is expected to be completed in early 2020 and tax increment revenues are expected to start being generated with the 2020 tax year.

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

None as of this writing. If the development proceeds, and incentives are granted by the City, then other taxing entities would forego property taxes.

Provisions for Recapturing Abated Taxes:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Mission Trails (The Locale) (Continued)

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

Commitments Made by the Recipient of the Tax Abatement:

The developer will construct and maintain approximately 50 public parking spaces in the structured parking facility. The developer will also remit a Project Fee of \$250,000 to be paid as follows; \$100,000 upon receipt of a building permit, \$100,000 upon receipt of a certificate of occupancy, and \$50,000 upon 85% residential occupancy.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

Silvercrest at Broadmoor (a/k/a Dial Redevelopment)

Project Description:

This included the proposed redevelopment of a 1.5-acre site more commonly addressed as 5665 Foxridge. A former JC Penney call center location, which has been vacant for more than ten years, is located on the subject property. In 2017, the developer proposed the construction of a four-story, 200-unit senior-living residential facility on the site. Following creation of the TIF District in 2017, the developer withdrew the project and there is currently no developer for the site. The TIF district remains in place, with the base year valuation established in 2017.

Name of the Recipient of the Tax Abatement (the Developer):

At present there is no developer, however, the Tax Increment Financing (TIF) District remains in place.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Silvercrest at Broadmoor (a/k/a Dial Redevelopment) (Continued)

Redevelopment Agreement Adopted (Authority):

Ordinance 1455 - An Ordinance Making Certain Findings with Respect to the Establishment of a Redevelopment District in the City of Mission, Kansas and Establishing a Redevelopment District (Silvercrest at Broadmoor) – Adopted March 14, 2017.

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

A Tax Increment Financing (TIF) [K.S.A 12-1770a(d)] district was established to reimburse the project developer for certain eligible costs with reimbursement coming from the property tax on the assessed valuation above (property tax increment) the assessed valuation at the time the district was formed (base valuation). Base established in 2017.

Eligibility Criteria for Receiving the Tax Abatement:

Future projects will be required to meet the design guidelines of the West Gateway Vision Plan and the Form Based Code.

Summary of Financial Structure:

No financial structure for this project exists at this time.

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

As of this writing, there are no other commitments from other tax entities, and no taxes have been forgone.

Provisions for Recapturing Abated Taxes:

None.

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

Silvercrest at Broadmoor (a/k/a Dial Redevelopment) (Continued)

Commitments Made by the Recipient of the Tax Abatement:

None.

Tax Abatement Information Omitted For Legal Purposes:

None.

WAK Development

Project Description:

This project entails the renovation and equipping of an 32,000 square foot, three story office building. This will be a dental office for Keith & Associates dentistry and associated laboratories and offices.

Name of the Recipient of the Tax Abatement (the Developer):

WAK Development, LLC (d/b/a Keith & Associates.) – 6299 Nall Avenue, Mission, Kansas, 66202

Redevelopment Agreement Adopted (Authority):

Ordinance 1482 – An Ordinance Authorizing the City of Mission, Kansas to Issue Taxable Industrial Revenue Bonds (WAK Development, LLC Project), Series 2018, in a principal amount not to exceed \$4,000,000 for the Purpose of Providing Funds to Pay the Cost of Acquiring, Purchasing, Constructing, Installing and Equipping Commercial Facilities Including Land, Buildings, Structures, Improvements, Fixtures, Machinery and Equipment; Authorizing the City to Enter into Certain Documents and Actions in Connection with the Issuance of Said Bonds (Sales Tax Exemption Only).

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

WAK Development (Continued)

Public Assistance Tools Utilized (Authority) and the Structure of Utilization:

Industrial Revenue Bonds [K.S.A 12-1740 to 12-1749d] allows cities to utilize their tax-exempt status to issue bonds for the acquisition, construction, and equipping of certain facilities including senior housing. To preserve the tax-exempt status, the City holds legal title to the property and leases the property back to the Developer for a period of up to ten years. IRB's are often used to exempt sales tax associated with the construction or renovation of a facility.

Eligibility Criteria for Receiving the Tax Abatement:

The Developer is to maintain the facility as a dental office.

Summary of Financial Structure:

Total Project Costs: \$4,000,000		
	Total Costs Eligible for Incentives	Total Amount Reimbursed to Date
IRB	\$374,000	N/A

Amounts Received from Other Governments in Association with Forgone Tax Revenue:

No funds were received from taxing entities in association with this project. The following sales taxes will be forgone with the remodeling and equipping of the building:

City of Mission (1.625%) - \$65,000
Johnson County (1.225%) - \$49,000
State of Kansas (6.500%) - \$260,000

Provisions for Recapturing Abated Taxes:

None.

CITY OF MISSION, KANSAS
NOTES TO BASIC FINANCIAL STATEMENTS
(Continued)

15 - Tax Abatements (Continued)

WAK Development (Continued)

Commitments, Other Than Tax Abatements, Made by the City of Mission in Association with the Redevelopment Project:

None.

Commitments Made by the Recipient of the Tax Abatement:

None.

Tax Abatement Information Omitted for Legal Purposes:

None.

Tax Abatement Disclosed Individually:

None.

16 - Commitments and Contingencies – Encumbrances

The City uses encumbrances to control expenditure commitments for the year and to enhance cash management. Encumbrances represent commitments related to executory contracts not yet performed and purchase orders not yet filled. Commitments for such expenditure of monies are encumbered to reserve a portion of applicable appropriations. Encumbrances still open at yearend are not accounted for as expenditures and liabilities, but, rather, as restricted, committed, or assigned fund balance. At December 31, 2019, the City's recorded encumbrances in governmental funds were as follows:

General fund	\$ 339,488
Parks and recreation sales tax fund	20,586
Capital improvement fund	<u>275,098</u>
	<u><u>\$ 635,172</u></u>

CITY OF MISSION, KANSAS

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

17 - Subsequent Events

The City has evaluated subsequent events through the date of the independent auditors' report, which is the date the financial statements are available to be issued.

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a "Public Health Emergency of International Concern" and, on March 11, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate the spread of it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the City operates. On March 27, 2020, the *Coronavirus Aid, Relief, and Economic Security Act* (CARES Act) was enacted to, amongst other provisions, provide emergency assistance for individuals, families and businesses affected by the pandemic.

It is unknown how long the adverse conditions associated with the pandemic will last and what the complete financial effect will be to the City. While management cannot quantify the financial and other impacts to the City, management believes that a material impact on the City's financial position and results of future operations is reasonably possible.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF MISSION, KANSAS

Schedule of Changes in the City's Total OPEB Liability and Related Ratios - Health Insurance

Last Two Fiscal Years¹

	2019	2018
Total OPEB liability:		
Service cost	\$ 61,739	\$ 71,671
Interest cost	44,703	57,439
Difference between expected and actual experience	12,768	(610,943)
Changes in assumptions and other inputs	(372,880)	(58,177)
Benefit payments	(36,663)	(42,597)
Net change in total OPEB liability	(290,333)	(582,607)
Total OPEB liability, beginning	1,184,530	1,767,137
Total OPEB liability, ending	<u>\$ 894,197</u>	<u>\$ 1,184,530</u>
Covered payroll	\$ 4,319,077	\$ 3,602,521
City's total OPEB liability as a percentage of covered payroll	20.7%	32.9%

¹GASB 75 requires the presentation of 10 years. Data was not available prior to fiscal year 2018. Therefore, 10 years of data is unavailable.

CITY OF MISSION, KANSAS

Schedule of Changes in the City's Total OPEB Liability and Related Ratios -
Disability Benefits and Life Insurance

Last Two Fiscal Years¹

	<u>2019</u>	<u>2018</u>
Total OPEB liability:		
Service cost	\$ 8,821	\$ 8,723
Interest on total OPEB liability	1,598	1,458
Effect of economic/demographic gains or losses	(16,954)	(9,371)
Effect of assumptions changes or inputs	<u>327</u>	<u>(352)</u>
Net change in total OPEB liability	(6,208)	458
Total OPEB liability, beginning	<u>32,474</u>	<u>32,016</u>
Total OPEB liability, ending	<u><u>\$ 26,266</u></u>	<u><u>\$ 32,474</u></u>
Covered payroll	\$ 1,821,013	\$ 2,095,328
City's total OPEB liability as a percentage of covered payroll	1.44%	1.55%

¹ GASB 75 requires the presentation of 10 years. Data was not available prior to fiscal year 2018. Therefore, 10 years of data is unavailable.

CITY OF MISSION, KANSAS

Schedule of City's Proportionate Share of the Collective Net Pension Liability

Kansas Public Employees Retirement System

Last Five Fiscal Years¹

	2019		2018		2017		2016		2015	
	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen
City's proportion of the collective net pension liability	0.112%	0.357%	0.121%	0.345%	0.119%	0.360%	0.121%	0.357%	0.121%	0.354%
City's proportionate share of the net pension liability	\$ 1,564,764	\$ 3,616,206	\$ 1,685,259	\$ 3,320,799	\$ 1,725,733	\$ 3,377,855	\$ 1,870,018	\$ 3,319,196	\$ 1,588,416	\$ 2,569,469
City's covered payroll ²	\$ 2,075,917	\$ 1,919,377	\$ 2,164,266	\$ 1,786,086	\$ 2,113,273	\$ 1,799,123	\$ 2,048,888	\$ 1,796,206	\$ 2,047,740	\$ 1,613,584
City's proportionate share of the net pension liability as a percentage of its covered payroll	75.38%	188.41%	77.87%	185.93%	81.66%	187.75%	91.27%	184.79%	77.57%	159.24%
Plan fiduciary net position as a percentage of the total pension liability	75.02%	71.22%	74.22%	71.53%	72.15%	70.99%	68.55%	69.30%	71.98%	74.60%

¹ GASB 68 requires the presentation of 10 years. Data was not available prior to fiscal year 2015. Therefore, 10 years of data is unavailable.

² Covered payroll corresponds to the measurement date for the year ended June 30.

CITY OF MISSION, KANSAS

Schedule of City's Contributions

Kansas Public Employees Retirement System

Last Five Fiscal Years¹

	2019		2018		2017		2016		2015	
	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen	Local	Police and Firemen
Contractually required contribution	\$ 226,244	\$ 432,079	\$ 199,116	\$ 373,428	\$ 175,703	\$ 326,539	\$ 194,456	\$ 362,921	\$ 194,783	\$ 351,871
Contributions in relation to the contractually required contribution	226,244	432,079	199,116	373,428	175,703	326,539	194,456	362,921	194,783	351,871
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 2,309,138	\$ 1,954,501	\$ 2,155,668	\$ 1,876,016	\$ 2,076,861	\$ 1,715,917	\$ 2,118,261	\$ 1,777,281	\$ 2,054,675	\$ 1,647,336
Contributions as a percentage of covered payroll	9.80%	22.11%	9.24%	19.91%	8.46%	19.03%	9.18%	20.42%	9.48%	21.36%

¹ GASB 68 requires the presentation of 10 years. Data was not available prior to fiscal year 2015. Therefore, 10 years of data is unavailable.

OTHER SUPPLEMENTARY INFORMATION

CITY OF MISSION, KANSAS
COMBINING BALANCE SHEET

GENERAL FUND

December 31, 2019

	General	Municipal Court	Total
	<u> </u>	<u> </u>	<u> </u>
Assets:			
Cash and investments	\$ 4,831,158	\$ -	\$ 4,831,158
Restricted cash and investments	-	33,309	33,309
Receivables:			
Taxes	3,757,198	-	3,757,198
Other	152,932	-	152,932
Due from other funds	11,962	-	11,962
Land held for resale	100,000	-	100,000
	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 8,853,250</u>	<u>\$ 33,309</u>	<u>\$ 8,886,559</u>
	<u> </u>	<u> </u>	<u> </u>
Liabilities, deferred inflows of resources, and fund balances:			
Liabilities:			
Accounts payable	\$ 209,165	\$ -	\$ 209,165
Accrued liabilities	166,860	-	166,860
Payable from restricted assets:			
Municipal court bonds	-	33,309	33,309
Unearned revenue	103,791	-	103,791
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>479,816</u>	<u>33,309</u>	<u>513,125</u>
	<u> </u>	<u> </u>	<u> </u>
Deferred inflows of resources:			
Unavailable revenue - property taxes	2,760,596	-	2,760,596
	<u> </u>	<u> </u>	<u> </u>
Fund balances:			
Committed	165,518	-	165,518
Assigned	519,488	-	519,488
Unassigned	4,927,832	-	4,927,832
	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>5,612,838</u>	<u>-</u>	<u>5,612,838</u>
	<u> </u>	<u> </u>	<u> </u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 8,853,250</u>	<u>\$ 33,309</u>	<u>\$ 8,886,559</u>
	<u> </u>	<u> </u>	<u> </u>

CITY OF MISSION, KANSAS

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES

GENERAL FUND

Year Ended December 31, 2019

	General	Municipal Court	Total
Revenues:			
Taxes	\$ 9,125,867	\$ -	\$ 9,125,867
Intergovernmental	88,603	-	88,603
Licenses and permits	155,897	-	155,897
Charges for services	1,789,978	-	1,789,978
Fines and fees	1,372,577	-	1,372,577
Interest	104,556	-	104,556
Miscellaneous	151,891	-	151,891
Total revenues	12,789,369	-	12,789,369
Expenditures:			
Current:			
General government	2,173,395	-	2,173,395
Public safety	3,983,436	-	3,983,436
Public works	1,758,741	-	1,758,741
Culture and recreation	2,703,338	-	2,703,338
Capital outlay	650,226	-	650,226
Debt service:			
Principal	183,633	-	183,633
Interest and other charges	12,141	-	12,141
Total expenditures	11,464,910	-	11,464,910
Excess of revenues over expenditures	1,324,459	-	1,324,459
Other financing sources (uses):			
Transfers out	(1,099,780)	-	(1,099,780)
Sale of general capital assets	44,807	-	44,807
Total other financing sources (uses)	(1,054,973)	-	(1,054,973)
Net change in fund balances	269,486	-	269,486
Fund balances, beginning	5,343,352	-	5,343,352
Fund balances, ending	\$ 5,612,838	\$ -	\$ 5,612,838

CITY OF MISSION, KANSAS
NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

1. **Special Alcohol Fund** – established to account for one-third of the Alcohol Tax Funds sent to the City quarterly from the State Treasurer’s office, and to disperse monies that are allocated yearly for distribution to agencies that are approved by the City Council in specified amounts on a yearly basis.
2. **Special Parks and Recreation Fund** – established to account for one-third of the Alcohol Tax Funds that are sent to the City quarterly by the State Treasurer’s office which are computed in compliance with K.S.A Supp. 79-41A04 et seq., representing tax receipts and adjustments processed by the Department of Revenue.
3. **Special Law Enforcement Fund** – established to provide a depository for monies forfeited to the police department pursuant to provisions of K.S.A. 65-4135 and 65-4156 relating to controlled substance investigation forfeitures. Expenditures from this fund are made only for authorized law enforcement purposes of the police department. Monies in the fund are not to be used for normal operating expenses of the City’s police department.
4. **Special Highway Fund** – established to account for monies sent quarterly from the State Treasurer’s office which are the Special City and County Highway Fund distributed and computed in compliance with K.S.A. 79-3425C.
5. **School District Sales Tax Fund** – established to account for the City’s portion of sales tax monies received as a result of a ¼ cent sales tax granted to schools by Johnson County voters in 2002. The sales tax is no longer being collected.
6. **Mission Convention and Visitors Bureau Fund** – established to account for transient guest tax receipts.
7. **Donations and Gifts Fund** – established to account for donations and gifts from businesses, groups and individuals.
8. **Rock Creek Drainage District #1 Fund** – established to account for the Rock Creek Drainage District #1.
9. **Rock Creek Drainage District #2 Fund** – established to account for the Rock Creek Drainage District #2.

CITY OF MISSION, KANSAS
NONMAJOR GOVERNMENTAL FUNDS

(Continued)

10. **Mission Crossing TIF Fund** – established to account for the property tax and sales tax that is generated from the development of the Mission Crossing Shopping Center and Welstone senior independent living facility. These taxes are remitted back to the developer to reimburse for certain eligible costs associated with the development in accordance with K.S.A. 12-1770 (Tax Increment Finance Statutes) and K.S.A. 12-6a26 (Community Improvement District Act).
11. **Silvercrest TIF Fund** – established to account for the property tax and sales tax that is generated from the Silvercrest at Broadmoor redevelopment district. These taxes are remitted back to the developer to reimburse for certain eligible costs associated with the development in accordance with K.S.A. 12-1770 (Tax Increment Finance Statutes) and K.S.A. 12-6a26 (Community Improvement District Act).
12. **Cornerstone Commons CID Fund** – established to account for a 1% Community Improvement District (CID) sales tax that is generated from retailers located within the Cornerstone Commons CID. This sales tax is remitted back to the developer to reimburse for certain eligible costs associated with the development in accordance with K.S.A. 12-6a26 (Community Improvement District Act).
13. **Transportation Utility Fund** – established to account for the transportation utility charges received based on an estimated land use formula per parcel to fund street and other transportation related improvements.
14. **Mission Farm and Flower Market Fund** – established to account for the Mission Farm and Flower Market.

CAPITAL PROJECTS FUND

1. **Equipment Reserve and Replacement Fund** – established to account for reserves and funding for major capital equipment purchase, upgrades, and replacements.

CITY OF MISSION, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

December 31, 2019

	Special Revenue Funds					
	Special Alcohol	Special Parks and Recreation	Special Law Enforcement	Special Highway	School District Sales Tax	Mission Convention and Visitors Bureau
Assets:						
Cash and investments	\$ 131,417	\$ 102,738	\$ 27,337	\$ 224,149	\$ 18,121	\$ 82,853
Receivables:						
Taxes	-	-	-	-	-	-
Other	-	-	-	65,794	-	-
Total assets	<u>\$ 131,417</u>	<u>\$ 102,738</u>	<u>\$ 27,337</u>	<u>\$ 289,943</u>	<u>\$ 18,121</u>	<u>\$ 82,853</u>
Liabilities, deferred inflows of resources, and fund balances:						
Liabilities:						
Accounts payable	\$ 5,215	\$ -	\$ -	\$ -	\$ -	\$ 10,050
Deferred inflows of resources:						
Unavailable revenue - property taxes	-	-	-	-	-	-
Fund balances:						
Restricted	126,202	102,738	27,337	289,943	18,121	72,803
Committed	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances	<u>126,202</u>	<u>102,738</u>	<u>27,337</u>	<u>289,943</u>	<u>18,121</u>	<u>72,803</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 131,417</u>	<u>\$ 102,738</u>	<u>\$ 27,337</u>	<u>\$ 289,943</u>	<u>\$ 18,121</u>	<u>\$ 82,853</u>

Special Revenue Funds								Capital Projects Fund	Total Nonmajor Governmental Funds
Donations and Gifts	Rock Creek Drainage District #1	Rock Creek Drainage District #2	Mission Crossing TIF	Silvercrest TIF	Cornerstone Commons CID	Transportation Utility	Mission Farm and Flower Market	Equipment Reserve and Replacement	
\$ 38,771	\$ 11,484	\$ 23,334	\$ 82,127	\$ 219	\$ 27,239	\$ 13,219	\$ 16,498	\$ 476,459	\$ 1,275,965
-	22,458	79,469	194,948	332	10,644	-	-	-	307,851
-	-	-	-	-	-	-	-	-	65,794
<u>\$ 38,771</u>	<u>\$ 33,942</u>	<u>\$ 102,803</u>	<u>\$ 277,075</u>	<u>\$ 551</u>	<u>\$ 37,883</u>	<u>\$ 13,219</u>	<u>\$ 16,498</u>	<u>\$ 476,459</u>	<u>\$ 1,649,610</u>
\$ -	\$ -	\$ -	\$ 265,517	\$ -	\$ 28,867	\$ -	\$ 207	\$ -	\$ 309,856
-	22,458	79,469	161,117	332	-	-	-	-	263,376
38,771	-	-	-	-	-	-	-	-	675,915
-	11,484	23,334	-	219	9,016	13,219	16,291	476,459	550,022
-	-	-	(149,559)	-	-	-	-	-	(149,559)
<u>38,771</u>	<u>11,484</u>	<u>23,334</u>	<u>(149,559)</u>	<u>219</u>	<u>9,016</u>	<u>13,219</u>	<u>16,291</u>	<u>476,459</u>	<u>1,076,378</u>
<u>\$ 38,771</u>	<u>\$ 33,942</u>	<u>\$ 102,803</u>	<u>\$ 277,075</u>	<u>\$ 551</u>	<u>\$ 37,883</u>	<u>\$ 13,219</u>	<u>\$ 16,498</u>	<u>\$ 476,459</u>	<u>\$ 1,649,610</u>

CITY OF MISSION, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

Year Ended December 31, 2019

	Special Revenue Funds					
	Special Alcohol	Special Parks and Recreation	Special Law Enforcement	Special Highway	School District Sales Tax	Mission Convention and Visitors Bureau
Revenues:						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,270
Intergovernmental	88,603	88,603	-	258,871	-	-
Charges for services	-	-	-	-	-	-
Fines and fees	-	-	-	-	-	-
Interest	-	227	-	2,430	270	961
Miscellaneous	-	-	-	-	-	23,267
Total revenues	88,603	88,830	-	261,301	270	75,498
Expenditures:						
Current:						
General government	72,597	-	-	-	-	72,038
Public works	-	-	-	94,984	-	-
Culture and recreation	-	345	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt service:						
Principal	-	63,920	-	-	-	-
Interest	-	3,628	-	-	-	-
Total expenditures	72,597	67,893	-	94,984	-	72,038
Excess (deficiency) of revenues over (under) expenditures	16,006	20,937	-	166,317	270	3,460
Other financing sources (uses):						
Transfer out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	16,006	20,937	-	166,317	270	3,460
Fund balances, beginning	110,196	81,801	27,337	123,626	17,851	69,343
Fund balances, ending	\$ 126,202	\$ 102,738	\$ 27,337	\$ 289,943	\$ 18,121	\$ 72,803

Special Revenue Funds								Capital Projects Fund	Total Nonmajor Governmental Funds
Donations and Gifts	Rock Creek Drainage District #1	Rock Creek Drainage District #2	Mission Crossing TIF	Silvercrest TIF	Cornerstone Commons CID	Transportation Utility	Mission Farm and Flower Market	Equipment Reserve and Replacement	
\$ -	\$ 4,532	\$ 85,394	\$ 393,435	\$ 219	\$ 64,627	\$ -	\$ -	\$ -	\$ 599,477
-	-	-	-	-	-	-	-	-	436,077
-	-	-	-	-	-	-	6,583	-	6,583
-	-	-	-	-	-	13	-	-	13
-	43	1,007	-	-	-	268	-	3,744	8,950
29,499	-	-	-	-	-	-	20,740	25,624	99,130
29,499	4,575	86,401	393,435	219	64,627	281	27,323	29,368	1,150,230
29,581	-	-	400,178	-	61,644	3,000	10,691	-	649,729
-	-	-	-	-	-	-	-	-	94,984
-	-	-	-	-	-	-	-	-	345
17,803	-	-	-	-	-	-	-	-	17,803
-	-	-	-	-	-	-	-	-	63,920
-	-	-	-	-	-	-	-	-	3,628
47,384	-	-	400,178	-	61,644	3,000	10,691	-	830,409
(17,885)	4,575	86,401	(6,743)	219	2,983	(2,719)	16,632	29,368	319,821
-	(3,000)	(85,000)	-	-	-	-	-	-	(88,000)
-	(3,000)	(85,000)	-	-	-	-	-	-	(88,000)
(17,885)	1,575	1,401	(6,743)	219	2,983	(2,719)	16,632	29,368	231,821
56,656	9,909	21,933	(142,816)	-	6,033	15,938	(341)	447,091	844,557
\$ 38,771	\$ 11,484	\$ 23,334	\$ (149,559)	\$ 219	\$ 9,016	\$ 13,219	\$ 16,291	\$ 476,459	\$ 1,076,378

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
STREET SALES TAX FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 575,000	\$ 645,064	\$ 70,064
Interest	100	4,059	3,959
Total revenues	575,100	649,123	74,023
Expenditures:			
Debt service	471,660	471,660	-
Excess of revenues over expenditures	103,440	177,463	74,023
Other financing uses:			
Transfers out	(300,000)	(300,000)	-
Net change in fund balance	(196,560)	(122,537)	74,023
Fund balance, beginning	235,987	455,201	219,214
Fund balance, ending	\$ 39,427	\$ 332,664	\$ 293,237

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
CAPITAL IMPROVEMENT FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Intergovernmental revenue	\$ 518,000	\$ 435,870	\$ (82,130)
Interest	3,000	14,795	11,795
Miscellaneous	64,360	64,360	-
Total revenues	585,360	515,025	(70,335)
Expenditures:			
General government	-	329,063	(329,063)
Capital outlay	2,192,500	1,625,970	566,530
Debt service	550,738	550,738	-
Total expenditures	2,743,238	2,505,771	237,467
Deficiency of revenues under expenditures	(2,157,878)	(1,990,746)	167,132
Other financing sources:			
Transfers in	1,633,675	1,590,148	(43,527)
Net change in fund balance	(524,203)	(400,598)	123,605
Fund balance, beginning	614,330	784,516	170,186
Fund balance, ending	\$ 90,127	\$ 383,918	\$ 293,791
Encumbrances for professional services ordered but not received are not recorded for GAAP purposes until received		275,098	
Fund balance on the basis of GAAP		\$ 659,016	

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
SPECIAL ALCOHOL FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 75,000	\$ 88,603	\$ 13,603
Expenditures:			
General government	71,000	72,597	(1,597)
Net change in fund balance	4,000	16,006	12,006
Fund balance, beginning	72,040	110,196	38,156
Fund balance, ending	<u>\$ 76,040</u>	<u>\$ 126,202</u>	<u>\$ 50,162</u>

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
SPECIAL PARKS AND RECREATION FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 75,000	\$ 88,603	\$ 13,603
Interest	200	227	27
Total revenues	75,200	88,830	13,630
Expenditures:			
Culture and recreation	-	345	(345)
Capital outlay	15,000	-	15,000
Debt service	67,655	67,548	107
Total expenditures	82,655	67,893	14,762
Net change in fund balance	(7,455)	20,937	28,392
Fund balance, beginning	17,095	81,801	64,706
Fund balance, ending	\$ 9,640	\$ 102,738	\$ 93,098

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
SPECIAL HIGHWAY FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 256,010	\$ 258,871	\$ 2,861
Interest	100	2,430	2,330
Total revenues	256,110	261,301	5,191
Expenditures:			
Public works	375,000	94,984	280,016
Net change in fund balance	(118,890)	166,317	285,207
Fund balance, beginning	126,396	123,626	(2,770)
Fund balance, ending	\$ 7,506	\$ 289,943	\$ 282,437

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
MISSION CONVENTION AND VISITORS BUREAU FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 45,000	\$ 51,270	\$ 6,270
Interest	100	961	861
Miscellaneous	25,000	23,267	(1,733)
Total revenues	70,100	75,498	5,398
Expenditures:			
General government	75,000	72,038	2,962
Net change in fund balance	(4,900)	3,460	8,360
Fund balance, beginning	76,834	69,343	(7,491)
Fund balance, ending	\$ 71,934	\$ 72,803	\$ 869

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
ROCK CREEK DRAINAGE DISTRICT #1 FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 4,533	\$ 4,532	\$ (1)
Interest	-	43	43
Total revenues	4,533	4,575	42
Expenditures:			
Contingency	4,750	-	4,750
Excess (deficiency) of revenues over (under) expenditures	(217)	4,575	4,792
Other financing uses:			
Transfers out	(3,000)	(3,000)	-
Net change in fund balance	(3,217)	1,575	4,792
Fund balance, beginning	3,217	9,909	6,692
Fund balance, ending	\$ -	\$ 11,484	\$ 11,484

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
ROCK CREEK DRAINAGE DISTRICT #2 FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 89,029	\$ 85,394	\$ (3,635)
Interest	100	1,007	907
Total revenues	89,129	86,401	(2,728)
Expenditures:			
Contingency	23,000	-	23,000
Excess of revenues over expenditures	66,129	86,401	20,272
Other financing uses:			
Transfers out	(85,000)	(85,000)	-
Net change in fund balance	(18,871)	1,401	20,272
Fund balance, beginning	18,871	21,933	3,062
Fund balance, ending	\$ -	\$ 23,334	\$ 23,334

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
MISSION CROSSING TIF FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 204,126	\$ 393,435	\$ 189,309
Expenditures:			
General government	370,000	400,178	(30,178)
Net change in fund balance	(165,874)	(6,743)	159,131
Fund balance, beginning	40,565	(142,816)	(183,381)
Fund balance, ending	<u>\$ (125,309)</u>	<u>\$ (149,559)</u>	<u>\$ (24,250)</u>

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
CORNERSTONE COMMONS CID FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Taxes	\$ 67,000	\$ 64,627	\$ (2,373)
Expenditures:			
General government	67,500	61,644	5,856
Net change in fund balance	(500)	2,983	3,483
Fund balance, beginning	17,295	6,033	(11,262)
Fund balance, ending	<u>\$ 16,795</u>	<u>\$ 9,016</u>	<u>\$ (7,779)</u>

CITY OF MISSION, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
EQUIPMENT RESERVE AND REPLACEMENT FUND

Year Ended December 31, 2019

	Original and Final Budgeted Amounts	Actual Amounts Budgetary Basis	Variance with Final Budget - Positive (Negative)
Revenues:			
Miscellaneous	\$ -	\$ 25,624	\$ 25,624
Interest	200	3,744	3,544
Total revenues	200	29,368	29,168
Expenditures:			
General government	390,000	-	390,000
Capital outlay	30,000	-	30,000
Total expenditures	30,000	-	30,000
Excess (deficiency) of revenues over (under) expenditures	(29,800)	29,368	(26,456)
Other financing sources:			
Sale of general capital assets	40,000	-	(40,000)
Total other financing sources	40,000	-	(40,000)
Net change in fund balance	10,200	29,368	19,168
Fund balance, beginning	448,550	447,091	(1,459)
Fund balance, ending	<u>\$ 458,750</u>	<u>\$ 476,459</u>	<u>\$ 17,709</u>

CITY OF MISSION, KANSAS

CUSTODIAL FUNDS

Custodial funds are used to account for assets held by the City as a custodian for individuals, private organizations, and other governments.

1. **License Reinstatement Fees Fund** – established to account for amounts collected through the court for driver's license reinstatement fees due to the State of Kansas.
2. **Alcohol and Drug Safety Fund** – established to account for monies collected and paid for Driving Under the Influence evaluations.
3. **Cafeteria Plan Fund** – established to account for monies collected for employee cafeteria plan contributions.

CITY OF MISSION, KANSAS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

December 31, 2019

	License Reinstatement Fees	Alcohol and Drug Safety	Cafeteria Plan	Total Custodial Funds
Assets:				
Cash and investments	\$ 9,172	\$ 20,699	\$ 38,690	\$ 68,561
Liabilities:				
Accounts payable	6,804	-	-	6,804
Net position:				
Restricted for individuals, organizations, and other governments	\$ 2,368	\$ 20,699	\$ 38,690	\$ 61,757

CITY OF MISSION, KANSAS

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year Ended December 31, 2019

	License Reinstatement Fees	Alcohol and Drug Safety	Cafeteria Plan	Total Custodial Funds
Additions:				
Employee contributions	\$ -	\$ -	\$ 53,142	\$ 53,142
Reinstatement fees	22,604	-	-	22,604
Judicial surcharge	6,328	-	-	6,328
Total additions	28,932	-	53,142	82,074
Deductions:				
Claims paid	-	-	50,427	50,427
Reinstatement fee remittance	27,694	-	-	27,694
Judicial surcharge remittance	7,523	-	-	7,523
Total deductions	35,217	-	50,427	85,644
Net change in fiduciary net position	(6,285)	-	2,715	(3,570)
Net position, beginning	8,653	20,699	35,975	65,327
Net position, ending	\$ 2,368	\$ 20,699	\$ 38,690	\$ 61,757

CITY OF MISSION, KANSAS

Statistical Section

This part of the City of Mission's *Comprehensive Annual Financial Report (CAFR)* presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economical Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Financial Report for the relevant year.

CITY OF MISSION, KANSAS

NET POSITION BY COMPONENT
LAST TEN YEARS
(accrual basis of accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental activities:										
Net investment in capital										
assets	\$ 23,644,245	\$ 25,521,486	\$ 26,771,829	\$ 24,709,361	\$ 31,231,003	\$ 34,647,991	\$ 36,242,192	\$ 38,141,953	\$ 41,312,063	\$ 40,320,221
Restricted	791,098	550,988	63,337	5,682	672,282	738,850	676,572	327,129	486,810	675,915
Unrestricted	1,518,953	1,844,275	3,336,675	7,429,857	4,058,231	541,312	1,744,530	1,264,295	10,968,903	15,269,698
Total net position	<u>\$ 25,954,296</u>	<u>\$ 27,916,749</u>	<u>\$ 30,171,841</u>	<u>\$ 32,144,900</u>	<u>\$ 35,961,516</u>	<u>\$ 35,928,153</u>	<u>\$ 38,663,294</u>	<u>\$ 39,733,377</u>	<u>\$ 52,767,776</u>	<u>\$ 56,265,834</u>

Source: City of Mission, Kansas Basic Financial Statements.

CITY OF MISSION, KANSAS

CHANGES IN NET POSITION

LAST TEN YEARS

(accrual basis of accounting)

	2010	2011	2012
Expenses			
Governmental activities:			
General government	\$ 1,893,579	\$ 2,964,860	\$ 2,376,085
Public safety	3,613,022	3,791,275	3,725,913
Public works	4,388,119	3,332,773	3,306,786
Culture and recreation	2,695,954	2,607,459	2,635,617
Interest on long-term debt	1,007,059	974,679	1,055,632
Total primary government expenses	13,597,733	13,671,046	13,100,033
Program revenues			
Governmental activities:			
Charges for services:			
General government	132,871	781,913	494,255
Public safety	1,648,771	1,640,415	1,868,248
Public works	1,190,916	2,432,511	2,461,655
Culture and recreation	1,805,037	1,559,797	1,776,706
Operating grants and contributions:			
General government	-	-	-
Public safety	34,335	46,848	55,474
Public works	1,113,502	2,308,031	492,870
Total primary government program revenues	5,925,432	8,769,515	7,149,208
Total primary government net (expense)	(7,672,301)	(4,901,531)	(5,950,825)
General revenues and other changes in net position			
Governmental activities:			
Taxes:			
Property	1,781,288	1,449,265	1,383,258
Sales	3,973,428	4,057,445	4,040,247
Transient guest	19,500	20,642	11,498
Motor vehicle	158,653	159,717	125,721
Franchise	1,011,213	1,014,732	968,696
Investment earnings	4,282	2,348	4,227
Miscellaneous	388,741	159,835	399,104
Gain on sale of capital assets	-	-	-
Total primary government	7,337,105	6,863,984	6,932,751
Change in net position governmental activities	\$ (335,196)	\$ 1,962,453	\$ 981,926

Source: City of Mission, Kansas Basic Financial Statements.

2013	2014	2015	2016	2017	2018	2019
\$ 2,200,521	\$ 2,480,810	\$ 2,617,020	\$ 2,599,590	\$ 3,499,029	\$ 4,628,089	\$ 3,472,222
3,690,037	3,774,245	3,539,822	4,135,349	3,733,032	3,989,831	4,351,828
3,448,002	3,263,297	3,562,734	3,606,294	3,643,160	3,638,008	3,981,986
2,683,576	2,695,856	2,647,417	2,801,261	2,968,348	3,322,745	3,295,074
1,256,986	1,483,825	959,983	887,504	569,058	613,042	673,385
13,279,122	13,698,033	13,326,976	14,029,998	14,412,627	16,191,715	15,774,495
609,511	663,866	608,814	701,862	656,319	663,702	679,353
1,528,186	1,462,936	1,345,844	1,253,047	1,622,400	1,396,353	1,434,390
2,871,020	2,826,091	2,855,225	2,532,476	2,571,224	2,706,837	2,588,724
1,776,706	1,808,576	1,846,807	1,913,634	1,799,660	1,758,575	1,789,978
-	-	-	-	17,438	13,795	52,767
57,824	47,323	70,816	75,844	84,694	80,109	88,603
1,070,856	1,988,215	2,019,400	398,346	991,936	416,396	871,947
7,914,103	8,797,007	8,746,906	6,875,209	7,743,671	7,035,767	7,505,762
(5,365,019)	(4,901,026)	(4,580,070)	(7,154,789)	(6,668,956)	(9,155,948)	(8,268,733)
1,397,123	1,420,765	2,423,438	2,839,599	2,597,195	2,780,954	3,058,427
4,942,079	5,744,564	5,711,057	5,870,341	6,380,670	6,756,072	6,961,735
20,268	23,893	36,785	43,835	64,160	61,384	51,270
130,868	134,758	156,487	157,488	229,186	243,911	241,875
1,022,854	1,036,905	1,009,649	1,024,850	1,061,940	1,155,820	1,024,697
3,214	1,954	2,404	4,616	41,337	112,216	221,980
368,921	378,658	553,144	314,640	354,234	544,623	162,000
-	-	-	-	-	-	44,807
7,885,327	8,741,497	9,892,964	10,255,369	10,728,722	11,654,980	11,766,791
\$ 2,520,308	\$ 3,840,471	\$ 5,312,894	\$ 3,100,580	\$ 4,059,766	\$ 2,499,032	\$ 3,498,058

CITY OF MISSION, KANSAS

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS
(modified accrual basis of accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General fund:										
Unassigned	\$ -	\$ 1,335,927	\$ 1,340,574	\$ 1,551,771	\$ 2,341,433	\$ 2,860,180	\$ 3,214,825	\$ 4,239,499	\$ 4,984,889	\$ 4,927,832
Assigned	-	-	-	-	122,279	-	287,198	346,192	229,000	519,488
Committed	-	-	-	-	-	-	96,436	415,232	129,463	165,518
Reserved	34,915	-	-	-	-	-	-	-	-	-
Unreserved	1,289,577	-	-	-	-	-	-	-	-	-
Total general fund	<u>\$ 1,324,492</u>	<u>\$ 1,335,927</u>	<u>\$ 1,340,574</u>	<u>\$ 1,551,771</u>	<u>\$ 2,463,712</u>	<u>\$ 2,860,180</u>	<u>\$ 3,598,459</u>	<u>\$ 5,000,923</u>	<u>\$ 5,343,352</u>	<u>\$ 5,612,838</u>
All other governmental funds										
Restricted	\$ -	\$ 2,093,006	\$ 4,989,510	\$ 10,353,222	\$ 1,695,376	\$ 1,332,431	\$ 1,982,634	\$ 327,129	\$ 486,810	\$ 675,915
Committed	-	3,721	5,610	15,566	60,615	42,829	33,434	1,644,131	4,538,874	8,191,754
Assigned	-	-	-	-	63,100	-	-	220,000	-	295,684
Unassigned	-	-	(48,129)	(46,223)	(45,010)	(41,720)	(30,882)	(27,179)	(149,768)	(161,521)
Reserved	-	-	-	-	-	-	-	-	-	-
Unreserved, reported in:										
Special revenue funds	417,604	-	-	-	-	-	-	-	-	-
Debt service fund	791,098	-	-	-	-	-	-	-	-	-
Capital project funds	(453,906)	-	-	-	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 754,796</u>	<u>\$ 2,096,727</u>	<u>\$ 4,946,991</u>	<u>\$ 10,322,565</u>	<u>\$ 1,774,081</u>	<u>\$ 1,333,540</u>	<u>\$ 1,985,186</u>	<u>\$ 2,164,081</u>	<u>\$ 4,875,916</u>	<u>\$ 9,001,832</u>

Source: City of Mission, Kansas Basic Financial Statements.

Notes: The City implemented GASB Statement No. 54 in 2011 which establishes new categories for reporting fund balances.

In 2013, the City issued Series 2013A, 2013B, and 2013C General Obligation bonds for a total issuance of \$ 9,670,000.

CITY OF MISSION, KANSAS

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS

(modified accrual basis of accounting)

	2010	2011	2012
Revenues:			
Taxes	\$ 6,927,357	\$ 6,690,601	\$ 6,571,139
Special assessments	16,725	11,200	10,426
Intergovernmental	1,147,837	2,354,879	548,344
Licenses and permits	132,871	158,156	134,743
Charges for services	2,793,683	4,616,065	4,597,873
Fines and fees	1,851,040	1,640,415	1,868,248
Special assessments	-	-	-
Interest	4,282	2,348	4,227
Miscellaneous	415,230	187,679	428,373
Total revenues	13,289,025	15,661,343	14,163,373
Expenditures:			
General government	1,907,311	1,925,928	1,721,635
Public safety	3,438,881	3,710,722	3,652,781
Public works	3,335,084	2,113,493	2,048,877
Culture and recreation	2,477,811	2,434,362	2,407,179
Capital outlay	2,673,142	5,545,434	2,244,246
Debt service:			
Principal	12,365,000	2,976,408	2,450,000
Interest and other charges	1,329,292	1,047,541	1,143,744
Total expenditures	27,526,521	19,753,888	15,668,462
Excess of revenues over (under) expenditures	(14,237,496)	(4,092,545)	(1,505,089)
Other financing sources (uses):			
Transfers in	2,609,467	1,250,000	682,000
Transfers out	(2,609,467)	(1,250,000)	(682,000)
Bond premium	105,663	-	-
Issuance of debt - leases	273,507	520,911	-
Issuance of debt - bonds	10,145,000	4,925,000	4,360,000
Sale of general capital assets	-	-	-
Total other financing sources (uses)	10,524,170	5,445,911	4,360,000
Net change in fund balances	\$ (3,713,326)	\$ 1,353,366	\$ 2,854,911
Debt service as a percentage of noncapital expenditures	54.93%	26.49%	25.62%

Source: City of Mission, Kansas Basic Financial Statements.

	2013	2014	2015	2016	2017	2018	2019
\$	7,514,184	\$ 8,329,707	\$ 8,440,524	\$ 9,772,782	\$ 10,333,151	\$ 10,998,141	\$ 11,338,004
	-	-	-	-	-	-	-
	1,128,680	2,035,538	2,090,216	474,190	1,076,630	496,505	960,550
	198,191	135,133	141,750	152,245	162,439	155,469	155,897
	5,059,046	5,163,400	5,169,096	4,995,727	4,864,764	4,973,644	4,902,157
	1,528,186	1,462,936	1,345,844	1,253,047	1,622,400	1,406,735	1,372,590
	-	-	-	-	-	1,498,990	599,596
	3,214	1,954	2,404	4,616	41,337	112,216	221,980
	399,687	410,738	587,139	350,375	329,377	569,918	318,073
	15,831,188	17,539,406	17,776,973	17,002,982	18,430,098	20,211,618	19,868,847
	1,817,454	1,876,551	2,047,368	1,921,928	3,396,458	3,585,610	3,764,992
	3,540,422	3,667,321	3,480,670	3,868,458	3,457,920	3,756,157	3,983,436
	2,005,594	1,926,534	2,195,809	1,841,605	2,132,215	2,007,478	1,901,473
	2,418,064	2,421,207	2,268,368	2,440,954	2,504,971	2,637,958	2,703,683
	6,761,526	8,912,494	3,225,688	1,735,962	1,974,163	1,099,691	3,055,848
	2,420,000	19,399,203	3,979,313	3,245,596	3,438,471	3,556,090	3,537,335
	1,253,371	1,370,028	1,013,218	926,474	850,807	751,838	748,605
	20,216,431	39,573,338	18,210,434	15,980,977	17,755,005	17,394,822	19,695,372
	(4,385,243)	(22,033,932)	(433,461)	1,022,005	675,093	2,816,796	173,475
	325,557	351,450	1,339,356	1,181,764	1,334,887	1,478,111	1,763,148
	(325,557)	(351,450)	(1,339,356)	(1,181,764)	(1,334,887)	(1,478,111)	(1,763,148)
	302,014	418,111	-	-	-	-	707,120
	-	190,000	389,388	367,920	-	210,000	-
	9,670,000	13,830,000	-	-	-	-	3,470,000
	-	-	-	-	121,340	27,468	44,807
	9,972,014	14,438,111	389,388	367,920	121,340	237,468	4,221,927
\$	5,586,771	\$ (7,595,821)	\$ (44,073)	\$ 1,389,925	\$ 796,433	\$ 3,054,264	\$ 4,395,402
	26.84%	66.36%	31.86%	27.88%	27.18%	26.44%	25.76%

CITY OF MISSION, KANSAS

GENERAL GOVERNMENT TAX REVENUES BY SOURCE LAST TEN YEARS

Fiscal Year December 31,	Property Tax	City Sales Tax	City Use Tax	County Sales Tax	County Use Tax	Transient Guest Tax	Development District Tax	Franchise Tax	Total
2010	\$ 1,923,216	\$ 2,475,013	\$ 471,969	\$ 897,296	\$ 129,150	\$ 19,500	\$ -	\$ 1,011,213	\$ 6,927,357
2011	1,597,782	2,564,793	379,031	938,788	174,833	20,642	-	1,014,732	6,690,601
2012	1,550,697	2,482,815	372,011	1,002,287	174,692	11,498	-	977,139	6,571,139
2013	1,528,984	3,143,802	502,158	1,015,709	174,756	20,268	-	1,128,507	7,514,184
2014	1,524,678	3,700,732	1,003,224	876,568	163,707	23,893	-	1,036,905	8,329,707
2015	1,683,032	3,739,017	914,404	886,416	171,221	36,785	-	1,009,649	8,440,524
2016	2,833,757	3,731,155	821,687	982,627	199,878	43,835	134,993	1,024,850	9,772,782
2017	2,826,381	3,939,487	946,090	1,120,687	235,966	64,160	138,440	1,061,940	10,333,151
2018	3,024,865	4,005,307	1,178,272	1,178,715	250,573	61,384	143,205	1,155,820	10,998,141
2019	3,300,302	4,191,837	1,157,133	1,185,120	265,393	51,270	162,252	1,024,697	11,338,004

Source: City of Mission, Kansas Basic Financial Statements.

CITY OF MISSION, KANSAS

LOCAL SALES AND CONSUMPTION TAX COLLECTIONS
LAST TEN YEARS

December 31, 2019

Category	2010	2011	2012	2013	2014	2015	2016 ⁽¹⁾	2017	2018	2019
Auto sales, repairs and parts	\$ 297,058	\$ 336,701	\$ 232,132	\$ 213,482	\$ 228,554	\$ 300,907	\$ 291,347	\$ 313,159	\$ 359,427	\$ 390,075
Clothing, department and shoe stores	415,520	438,675	453,851	583,131	682,553	655,278	758,033	794,015	846,658	840,999
Building construction, repairs, and maintenance	67,472	53,265	58,198	60,187	92,319	143,443	125,380	195,077	193,325	195,147
Grocery and drug stores	437,049	449,708	431,180	535,619	620,021	593,849	678,796	732,485	814,652	880,007
Medical	18,900	19,979	22,897	33,419	27,661	18,874	21,721	32,693	38,897	32,451
Hotels, restaurants and entertainment	389,738	431,435	412,674	469,695	648,415	638,244	791,752	822,731	876,828	909,456
Specialty	173,346	181,528	161,861	265,677	285,063	380,581	527,942	538,996	556,102	603,934
Utilities/communications	379,538	358,793	332,923	436,971	505,198	416,654	473,119	562,856	594,517	517,189
All other outlets	296,392	294,709	377,099	545,621	576,026	607,284	952,820	877,676	887,752	957,183
Total	<u>\$ 2,475,013</u>	<u>\$ 2,564,793</u>	<u>\$ 2,482,815</u>	<u>\$ 3,143,802</u>	<u>\$ 3,665,810</u>	<u>\$ 3,755,114</u>	<u>\$ 4,620,910</u>	<u>\$ 4,869,688</u>	<u>\$ 5,168,158</u>	<u>\$ 5,326,440</u>
<u>City Sales Tax Rates:</u>										
General sales tax	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Street sales tax (for 10 years)	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Parks sales tax (for 10 years)	0.00%	0.00%	0.00%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%	0.38%
	1.25%	1.25%	1.25%	1.63%	1.63%	1.63%	1.63%	1.63%	1.63%	1.63%

Source: Kansas Department of Revenue.

(1) 2016 Sales Tax totals were corrected.

CITY OF MISSION, KANSAS

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE
OF TAXABLE PROPERTY (1)
LAST TEN YEARS

Year Ended December 31,		Real Property	
Assessment Year	Budget Year	Assessed Value	Estimated Actual Value
2009	2010	\$ 117,416,873	\$ 858,323,410
2010	2011	115,357,123	862,419,740
2011	2012	112,043,638	854,717,930
2012	2013	112,122,375	848,855,960
2013	2014	115,710,355	879,419,020
2014	2015	120,318,510	910,954,710
2015	2016	130,726,507	966,136,620
2016	2017	138,659,697	1,026,050,700
2017	2018	156,541,757	1,139,513,100
2018	2019	160,063,474	1,200,820,720

- (1) Information obtained from the Johnson County Records and Tax Administration Annual Abstract of Taxes.

Personal Property		Total Assessed Value	Estimated Actual Value	Ratio of Assessed Value to Estimated Actual Value	Total Direct Tax Rate (Per \$ 1,000)
Assessed Value	Estimated Actual Value				
\$ 3,104,763	\$ 10,349,210	\$ 120,521,636	\$ 868,672,620	13.87%	13.217
2,594,652	8,648,840	117,951,775	871,068,580	13.54%	11.213
2,107,544	7,025,147	114,151,182	861,743,077	13.25%	11.371
1,725,925	5,753,083	113,848,300	854,609,043	13.32%	11.410
1,490,100	4,967,000	117,200,455	884,386,020	13.25%	11.413
1,270,673	4,235,577	121,589,183	915,190,287	13.29%	11.354
1,250,762	4,169,207	131,977,269	970,305,827	13.60%	18.225
1,000,871	3,336,237	139,660,568	1,029,386,937	13.57%	18.019
944,126	3,147,087	157,485,883	1,142,660,187	13.78%	17.973
842,751	2,809,170	160,906,225	1,203,629,890	13.37%	17.878

CITY OF MISSION, KANSAS

PROPERTY TAX RATES PER \$ 1,000 OF ASSESSED VALUATION DIRECT AND OVERLAPPING GOVERNMENTS LAST TEN YEARS

Year Ended December 31,	City				Johnson County	Shawnee Mission School District	Johnson County Community College	Consolidated Fire District #2	Johnson County Library	Johnson County Parks and Recreation	Total
	General Fund	Storm Drain Fund	General Obligation Fund	Total Direct Rate							
2010	11.182	1.005	1.030	13.217	17.7160	55.3180	8.784	8.991	3.151	2.346	109.523
2011	10.183	0.000	1.030	11.213	17.7480	57.1920	8.799	10.074	3.158	2.350	110.534
2012	10.326	0.000	1.045	11.371	17.7000	56.1350	8.776	10.098	3.145	2.343	109.568
2013	10.361	0.000	1.049	11.410	17.7000	56.1350	8.776	10.098	3.145	2.343	109.607
2014	10.363	0.000	1.050	11.413	17.7450	55.6110	9.551	11.004	3.155	2.347	110.826
2015	11.354	0.000	0.000	11.354	17.7640	55.9110	9.461	11.003	3.157	2.349	110.999
2016	18.225	0.000	0.000	18.225	19.5820	54.0590	9.469	11.757	3.912	3.101	120.105
2017	18.019	0.000	0.000	18.019	19.5900	54.9400	9.473	11.789	3.915	3.102	120.828
2018	17.973	0.000	0.000	17.973	19.3180	53.6630	9.503	11.760	3.921	3.112	119.250
2019	17.878	0.000	0.000	17.878	19.0240	52.4270	9.266	11.750	3.901	3.088	117.334

Information provided by the Johnson County, Kansas County Clerk's Tax Roll Press Release.

(1) Property Tax rates per \$ 1,000 of Assessed Valuation

CITY OF MISSION, KANSAS

PRINCIPAL PROPERTY TAXPAYERS

December 31, 2019 and Nine Years Ago

Taxpayer	2019			2010		
	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	2009 Assessed Valuation	Rank	% of Total Assessed Valuation
Scriptpro	\$ 5,056,668	1	3.21%	\$ 5,084,700	1	4.22%
Tower Properties Company	3,470,125	2	2.20%	1,586,771	9	1.32%
Target	3,420,756	3	2.17%	1,798,350	7	1.49%
SNH Medical Properties	3,305,404	4	2.10%			
Bridges at Foxridge NF L.L.C.	3,231,730	5	2.05%			
CAPROCQ KC Mission, L.L.C.	3,144,008	6	2.00%			
Silverwood Apartments, L.L.C.	3,057,390	7	1.94%	1,584,010	10	1.31%
Whispering Falls, L.L.C.	2,515,740	8	1.60%			
Foxfire Apartments	2,129,570	9	1.35%			
CAPROCQ Mission Corporate LLC	2,104,210	10	1.34%			
Block Properties Company	2,073,174	11	1.32%	1,733,548	8	1.44%
Mission Mart Shopping Center	2,036,908	12	1.29%	1,863,110	6	1.55%
Southwestern Bell Telephone				2,129,400	3	1.77%
Broadmoor Place Joint Venture				1,903,250	5	1.58%
Mission Towers Properties				2,774,001	2	2.30%
Sixty Three West Investors				1,931,001	4	1.60%
Total	\$ 35,545,683		22.57%	\$ 22,388,141		18.58%

CITY OF MISSION, KANSAS

PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS

Year Ended December 31,	Total Tax Levy	Current Taxes Collected	Percent of Current Taxes Collected	Delinquent Tax Collections	Total Tax Collections	Ratio of Total Tax Collections to Tax Levy
2010	\$ 1,694,787	\$ 1,657,376	97.80%	\$ 12,236	\$ 1,669,612	98.5%
2011	1,351,409	1,320,407	97.70%	29,563	1,349,970	99.9%
2012	1,341,230	1,321,097	98.50%	9,484	1,330,581	99.2%
2013	1,302,465	1,286,467	98.80%	13,977	1,300,444	99.8%
2014	1,299,351	1,279,755	98.50%	14,966	1,294,721	99.6%
2015	1,330,712	1,297,246	97.50%	3,139	1,300,385	97.7%
2016	2,215,969	2,160,946	97.50%	21,222	2,182,168	98.5%
2017	2,376,754	2,316,534	97.50%	21,222	2,337,756	98.4%
2018	2,510,100	2,445,831	97.40%	21,890	2,467,721	98.3%
2019	2,815,503	2,750,760	97.70%	13,820	2,764,580	98.2%

Source: Johnson County, Kansas Records and Tax Administration and City of Mission Finance Records.

CITY OF MISSION, KANSAS

OUTSTANDING DEBT BY TYPE LAST TEN YEARS

Fiscal Year	General Obligation Bonds	Temporary Notes	Capital Improvement Bonds	Special Assessment Bonds	KDHE Loan Payable	Capital Leases Payable	Total	City Population	Personal Income	Debt Per Capita	Debt as a Percentage of Personal Income
2010	\$ 30,800,663	\$ -	\$ 185,000	\$ 20,000	\$ 273,507	\$ 67,336	\$ 31,346,506	9,323	\$ 328,701,011	3,362	9.54%
2011	32,748,611	485,000	-	10,000	99,864	407,344	33,750,819	9,323	328,701,011	3,620	10.27%
2012	34,625,964	485,000	-	-	95,887	265,454	35,472,305	9,323	328,701,011	3,805	10.79%
2013	42,210,431	485,000	-	-	91,792	164,814	42,952,037	9,323	328,701,011	4,607	13.07%
2014	37,518,281	-	-	-	87,589	226,067	37,831,937	9,323	328,701,011	4,058	11.51%
2015	33,430,089	-	-	-	83,276	480,378	33,993,743	9,323	328,701,011	3,646	10.34%
2016	30,178,416	-	-	-	78,851	693,132	30,950,399	9,323	328,701,011	3,320	9.42%
2017	26,871,743	-	-	-	74,339	454,174	27,400,256	9,323	328,701,011	2,939	8.34%
2018	23,470,070	-	-	-	69,678	385,142	23,924,890	9,323	328,701,011	2,566	7.28%
2019	24,172,301	-	-	-	64,896	207,589	24,444,786	9,323	328,701,011	2,622	7.44%

Source: Johnson County Treasurers Office and City of Mission Finance Records.

CITY OF MISSION, KANSAS

RATIO OF NET GENERAL OBLIGATION BONDED DEBT TO ASSESSED VALUE AND NET GENERAL OBLIGATION DEBT PER CAPITA LAST TEN YEARS

Year Ended December 31,	Population ⁽¹⁾	Assessed Value ⁽²⁾	General Obligation Bonds ⁽³⁾	Less Amounts Available in Debt Service Fund ⁽³⁾	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Per Capita
2010	9,323	\$ 120,521,636	\$ 30,820,663	\$ 791,098	\$ 30,029,565	24.92%	\$ 3,221
2011	9,323	117,951,775	32,758,611	550,988	32,207,623	27.31%	3,455
2012	9,323	114,151,182	34,625,964	63,337	34,562,627	30.28%	3,707
2013	9,323	113,848,300	42,210,431	3,529,721	38,680,710	33.98%	4,149
2014	9,323	117,200,455	37,518,281	672,282	36,845,999	31.44%	3,952
2015	9,323	121,589,183	33,430,089	738,850	32,691,239	26.89%	3,507
2016	9,323	131,977,269	30,178,416	676,572	29,501,844	22.35%	3,164
2017	9,323	139,660,568	26,871,743	896,721	25,975,022	18.60%	2,786
2018	9,323	157,485,883	23,470,070	-	23,470,070	14.90%	2,517
2019	9,323	160,906,225	24,172,301	-	24,172,301	15.02%	2,593

(1) Source: US Census Bureau. 2015 Estimate was 9,490 but this table will not be updated until the 2020 Census is complete.

(2) Source: Johnson County Records and Tax Administration Annual Abstract of Taxes.

(3) Source: City of Mission Finance Records.

CITY OF MISSION, KANSAS

DIRECT AND OVERLAPPING DEBT

Name of Governmental Unit	Net Debt Obligation	Percentage Applicable to City of Mission	Amount Applicable to City of Mission
Direct debt:			
City of Mission, Kansas	\$ 24,444,786	100.00%	\$ 24,444,786
Overlapping debt: ⁽¹⁾			
Johnson County	15,857,715	1.44%	228,838
Shawnee Mission School (U.S.D. 512)	298,130,000	3.94%	11,746,332
Fire District #2	5,915,000	15.51%	917,531
Johnson County Parks and Recreation	35,136,874	1.44%	507,049
Total overlapping debt	355,039,589		13,399,750
Total direct and overlapping debt	\$ 379,484,375		\$ 37,844,536

(1) Information provided by individual entities.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the overlapping debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value. This approach was also applied to the other debt of the overlapping governmental units.

CITY OF MISSION, KANSAS

COMPUTATION OF LEGAL DEBT MARGIN
LAST TEN FISCAL YEARS

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Total assessed valuation of taxable property ⁽¹⁾	\$ 132,076,558	\$ 129,270,218	\$ 125,513,832	\$ 125,197,213
Debt limit percent of assessed value	<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>
Debt limit	39,622,967	38,781,065	37,654,150	37,559,164
Total net debt applicable to limit	<u>2,740,000</u>	<u>6,535,000</u>	<u>9,865,000</u>	<u>15,935,000</u>
Legal debt margin	<u>\$ 36,882,967</u>	<u>\$ 32,246,065</u>	<u>\$ 27,789,150</u>	<u>\$ 21,624,164</u>
Total net debt applicable to the limit as a percentage of debt limit ⁽²⁾	6.92%	16.85%	26.20%	42.43%

Note 1: Total assessed valuation of taxable property on this table includes motor vehicle assessed valuation. See 2017 Equalized Tangible Valuation Table in the Johnson County Tax Abstract Report.

Note 2: Under Kansas State finance law, the City's outstanding unexcluded general obligation debt should not exceed 30 percent of the total assessed property value.

Note 3: Total net debt applicable to limit was revised for 2017 to reflect previously excluded bonds that were classified as Revenue Bonds when they are actually GO Bonds.

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
\$ 128,836,941	\$ 133,572,726	\$ 144,400,516	\$ 152,648,490	\$ 171,027,097	\$ 174,321,806
<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>	<u>30.00%</u>
38,651,082	40,071,818	43,320,155	45,794,547	51,308,129	52,296,542
<u>11,720,000</u>	<u>9,591,160</u>	<u>8,372,455</u>	<u>7,120,000</u>	<u>5,845,000</u>	<u>4,642,000</u>
<u>\$ 26,931,082</u>	<u>\$ 30,480,658</u>	<u>\$ 34,947,700</u>	<u>\$ 38,674,547</u>	<u>\$ 45,463,129</u>	<u>\$ 47,654,542</u>
30.32%	23.93%	19.33%	15.55%	11.39%	8.88%

CITY OF MISSION, KANSAS

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN YEARS

<u>Fiscal Year</u>	<u>Population ⁽¹⁾</u>	<u>Unemployment Rate ⁽²⁾</u>	<u>Per Capita Personal Income ⁽¹⁾</u>	<u>Personal Income</u>
2010	9,323	6.8%	\$ 35,257	\$ 328,701,011
2011	9,323	6.0%	35,257	328,701,011
2012	9,323	5.4%	35,257	328,701,011
2013	9,323	3.8%	35,257	328,701,011
2014	9,323	3.3%	35,257	328,701,011
2015	9,323	3.3%	35,257	328,701,011
2016	9,323	2.9%	35,257	328,701,011
2017	9,323	2.5%	35,257	328,701,011
2018	9,323	2.6%	35,257	328,701,011
2019	9,323	2.8%	35,257	328,701,011

(1) Source: US Census Bureau. 2015 Estimate was 9,490 but this table will not be updated until the 2020 Census is complete.

(2) Source: Kansas Department of Labor statistics for Johnson County, Kansas.

CITY OF MISSION, KANSAS

PRINCIPAL EMPLOYERS

December 31, 2019 and Ten Years Ago

Employer	December 31, 2019			December 31, 2009		
	Employees	Rank	Percentage of Total Employment	Employees (1)	Rank	Percentage of Total Employment
VinSolutions	500	1	5.36%			
AT&T Telecommunications	450	2	4.83%	400	2	3.99%
ScriptPro	400	3	4.29%	500	1	4.99%
HyVee Food Stores	300	4	3.22%	250	5	2.50%
Packaging Products Corp	250	5	2.68%			
Skillpath, Inc.	220	6	2.36%	250	3	2.50%
Entercom	200	7	2.15%	100	9	1.00%
Data Migration Services	200	8	2.15%			
City of Mission (1)	157	9	1.68%	195	6	1.95%
U.S. Post Office	112	10	1.20%	250	4	2.50%
Legacy Technologies	100	11	1.07%			
Pryor Learning Solutions	100	12	1.07%			
Target	92	13	0.99%	140	8	1.40%
Xcellence Inc	91	14	0.98%			
Applebee's	59	15	0.63%			
Acendas	55	16	0.59%			
Cumulus Broadcasting (2)				100	10	1.00%
National Seminars Group (3)				165	7	1.65%
CGI Communigroup				100	10	1.00%
cGMP Validation, LLC				100	10	1.00%
Medical Staffing Network				100	10	1.00%
Total	<u>3,286</u>		<u>35.25%</u>	<u>2,650</u>		<u>26.48%</u>

(1) Includes part-time employees

(2) Formerly Susquehanna, Inc.

(3) Merged with Skillpath, Inc.

Source: Johnson County Economic Research Institute (CERI)

CITY OF MISSION, KANSAS

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

Function/Program	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Public safety/municipal justice:										
911 calls received	10,583	9,150	10,004	9,640	9,619	10,295	9,492	9,751	7,868	8,808
DUI arrests	317	328	254	252	241	222	188	196	80	149
Traffic/parking citations	16,947	14,471	15,360	10,724	10,185	9,569	9,995	11,267	7,658	9,809
Accidents	234	294	272	257	254	267	353	345	347	310
Investigations cases	732	543	450	474	368	458	407	338	275	336
Total court cases processed	17,158	14,760	16,624	10,808	10,237	9,537	8,356	9,308	7,087	7,524
Public works:										
Curb miles swept (lane miles)	925	1,416	880	1,327	1,490	890	785	1,455	1,210	975
Streets milled and overlaid (liner feet)	4,953	13,330	8,417	6,682	4,329	1,386	3,544	6,255	100	739
Sidewalk replaced (square yards)	1,619	6,015	455	5,134	6,776	2,265	138	2,760	218	3,556
Curb and gutter replaced (linear feet)	3,642	11,266	4,965	8,027	11,631	1,712	2,363	12,153	1,805	2,549
Acres of lawn mowed	1,240	1,240	1,240	1,461	1,575	1,599	1,599	1,599	1,599	1,385
Urban management and planning:										
Building permits processed	251	281	409	331	357	442	468	415	381	421
Plan reviews performed	26	17	14	10	14	26	20	26	13	61
Leisure and recreation:										
Annual memberships sold	2,871	2,115	2,031	2,413	2,835	2,140	1,969	1,628	1,835	1,843
Annual membership revenue	941,704	932,068	872,878	854,846	834,076	825,630	802,554	669,823	621,649	643,767
Facility reservations processed	846	906	1,027	817	1,560	1,374	1,723	2,147	1,679	1,715
Facility reservation revenue	214,995	209,024	221,259	187,577	194,746	222,183	280,731	273,496	283,536	278,703
Pool membership sold	349	323	262	349	998	291	345	313	469	423
Pool revenue	67,880	55,932	57,339	50,684	104,750	104,544	123,679	121,198	135,974	142,460

Source: Various City departments.

CITY OF MISSION, KANSAS

FULL TIME CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM LAST TEN YEARS

Function/Program	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General government:										
Administration/finance	7.0	7	7	7.0	7.0	6.0	5.0	5.0	5.0	7.0
Community development	4.0	4	4	4.0	5.0	5.0	5.0	5.0	5.0	3.0
Municipal court	3.0	3	3	3.0	3.0	3.0	4.0	4.0	4.0	4.0
Public works	13.0	12.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
Police	33.0	31.0	31.0	31.0	31.0	31.0	31.0	31.0	31.0	31.0
Parks and recreation	13.0	13.0	13.0	12.0	13.0	13.0	13.0	12.0	12.0	12.0
Total	73.0	70.0	69.0	68.0	70.0	69.0	69.0	68.0	68.0	68.0

Source: City of Mission, Kansas Budget.

CITY OF MISSION, KANSAS

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST TEN YEARS

December 31, 2019

Function/Program	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Police:										
Stations	1	1	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Public works:										
Miles of streets	44.7	44.7	44.7	44.7	44.7	44.7	44.7	44.7	44.7	44.7
Streetlights	960.0	960.0	960.0	845.0	845.0	845.0	805.0	805.0	805.0	850.0
Parks and recreation:										
Parks and recreation:	8.0	8.0	8.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Park acreage	30.4	30.4	30.4	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Pools	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Tennis courts	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Community center	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Source: City of Mission, Kansas.