



City Administrator's Report

October 28, 2021

Marketplace TIF Bond Issuance

As previously discussed with the Board, the developers of the Marketplace have indicated a desire to issue bonds to fund the project. The attached memo provides an update on the status of that bond issuance and related discussions.

Fireworks Follow Up

Following direction from the Board at the last work session, staff has reached out to the Smithville Area Fire Protection District (SAFPD) and Northland Regional Ambulance District (NRAD) to obtain information regarding fireworks-related responses in the past several years. Information obtained is summarized below.

SAFPD

Chief Dave Cline reports that the last structure fire directly related to fireworks in recent recollection occurred in the Harbor Town subdivision in 2005 or 2006. This was a result of kids playing with fireworks in the basement. A box of fireworks caught fire causing an explosion and the fire quickly spread through the house, which was a total loss.

There have been numerous trash fires and natural cover fires which have been attributed to fireworks over the years, none that caused much property damage that Chief Cline can recall. There have also been numerous injuries; mostly minor, but two which were very serious, one was fatal.

According to Chief Cline, the district uses a combination of Fire Code requirements and state regulations to guide enforcement. They have been asked numerous times to ban certain fireworks such mortars and the floating lanterns. The district has not taken action on those because they are allowed under state law and enforcement for them as a fire district is difficult. Unless they are manufacturing explosives/fireworks (federal and state violation) or disassembling fireworks to make bigger fireworks there isn't much the district can do on the local level.

NRAD

Executive Director Jason James reports that over the years, the District has responded to several injuries. Director James looked at injury calls in the last three years and

reports that there have been no injury calls within the City limits of Smithville in this time period. He shared that the most dangerous devices as far as injuries are concerned are mortar shells (these account for the highest number of injuries as well as the most severe injuries).

He also shared that NRAD was called to a house fire in Platte City in 2020. No injuries were sustained in the fire, which was caused by the occupants making fireworks in the home.

Haunted Campground

This was a smashing success this year with an extremely large crowd (estimated at nearly 4,000 parents and trick or treaters!) Due to the success of the event and high demands for parking, staff is evaluating improvements for next year.

Household Hazardous Waste Update:

The Mid-America Regional Council (MARC) provided the Third Quarter Household Hazardous Waste (HHW) data. The HHW Mobile Event held on September 11 had a total of 195 cars participate in the collection event, which resulted in the collection of 21,197 pounds of hazardous waste. 61% of the participants were new clients, and 39% were repeat clients. Most participants were Smithville residents, but we did have participation from surrounding communities.


Throughout the year, residents of Smithville have been utilizing the permanent Kansas City drop-off facility and other mobile events. At the end of the third quarter, 281 cars have dropped off materials at a mobile event or the permanent drop-off location in Kansas City.

City of Smithville Household Participation	First Quarter	Second Quarter	Third Quarter
Kansas City Permanent Facility	31	47	63
Mobile Events	0	5	135

The renewal agreement approved by the Board on October 19 will extend the City of Smithville's participation in the regional HHW program for 2022. Next year, Smithville will not host the mobile collection event since the host sites alternate each year. Staff will advertise the 2022 Mobile Events on the website, social media, and the quarterly newsletter.

City Hall Closed – Veteran's Day

City Hall will be closed Thursday, November 11 in observation of Veteran's Day.

	<div>STAF</div> <div>REPORT</div>
Date:	October 28, 2021
Prepared By:	Cynthia Wagner, City Administrator
Subject:	Marketplace TIF Bonds

As the Board will recall, developers of the Marketplace TIF have indicated a desire to issue bonds to fund the project. The Board has previously expressed support of this request. This memo is provided as an update on the status of that bond issuance.

Last week, city staff met with financial advisors from Piper Sandler as well as City economic bond counsel from Gilmore and Bell to better understand the steps involved in this process and what, if any, exposure would fall to the city.

Issuance of TIF bonds would be completed by the City, with all costs related to the financing to be paid from the proceeds of the TIF bonds. The TIF bonds would be issued as TIF revenue bonds secured solely by TIF revenues generated by the project available after all distributions are made to the city and other taxing districts. No city obligation would exist to cover any revenue shortfall.

Issuance of TIF bonds does not affect the city's legal general obligation. Staff, financial advisors and the City's auditing firm are working to schedule a time to understand the implications for financial reporting and recording of the TIF bonds.

An additional step which would be required in TIF bond issuance is completion of a TIF revenue study. This study would be completed by an independent third party not associated with the project or any entities involved in the project and would review the revenue stream of the project to identify and project revenues to be available for repayment of the TIF bonds. Best practice to ensure that third party review is that the firm engaged for this review be engaged by the city, but at the expense of the developer. Staff is working with the developer, financial advisor and the bank for the developer in initiating that process. Board action to approve this review would be anticipated later this year.

Staff will continue to provide updates to the Board regarding this issuance. Please do not hesitate to contact me with questions or concerns you may have regarding this process.

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