

City Council Minutes – Regular Meeting – July 27, 2020

The Bonner Springs City Council met in Workshop at 6:31 p.m.

Councilmembers present: Mayor Harrington, Shannon, Mackey (6:38p.m.), Thompson, Wood, Gurley, Kipp, Stephens and Reeves.

City staff present: Sean Pederson, City Manager; Christina Brake, City Clerk, Amber McCullough, Assistant City Manager, Tillie LaPlante, Finance Director and Rachel Clyne, City Planner;

Item No. 1 – Budget Wrap-Up – The City Manager and Finance Director reviewed the proposed 2021 Budget.

Item No. 2 – Welcome Sign Project – The Assistant City Manager presented

Item No. 3 - Public Service Agreement with the City of Edwardsville - The Assistant City Manager presented

The Workshop adjourned at 7:04 p.m.

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, July 27, 2020.

Councilmembers present: Mayor Harrington, Shannon, Mackey, Thompson, Wood, Gurley, Kipp, Stephens and Reeves

City staff present: Sean Pederson, City Manager; Christina Brake, City Clerk, Amber McCullough, Assistant City Manager, Rachel Clyne, City Planner; Tillie LaPlante, Finance Director and Frank Abart, Public Works Director (9:20 p.m.)

Others present: Greg Kindle, Wyandotte EDC, Kyle Holt, Holt + Berenyi, Jack Epps, Foulston Seifkin, LLP and Chris Kelley, Old Dominion Freight Line

The Mayor led the Pledge of Allegiance to the Flag of the United States of America and asked Councilmember Mike Thompson to lead the invocation.

Citizen Concerns about Items Not on Today’s Agenda – Murrel Bland, Business West, Inc., requested Bonner Springs hold or decrease its mil levy rate for 2021.

CONSENT AGENDA –

The Mayor read the Consent Agenda Items and asked the staff, audience or City Council if they wished to remove an item for separate consideration. No items were pulled.

Minutes of the July 13, 2020 City Council Meeting

Claims for City Operations

Claims for Public Housing Authority Operations

2nd Quarter 2020 Financial Reports

Mackey moved and Reeves seconded to approve the consent agenda as presented. Unanimous approval.

OLD BUSINESS –

Item No. 1: BSZ-144 – Rezoning Request by Hoyt + Berenyi on Behalf of Old Dominion Freight Line –

- Mackey recused himself and left the room.
- The City Planner reviewed the rezoning request and provided background information from the Planning Commission meeting and public hearing. She explained the “Golden Factors” which are the standard for considering rezoning requests in Kansas and discussed each one as it related to the project. The City Planner advised that City staff recommended approval of the rezoning request.
- Shannon researched the traffic, noise and economic impact of the project and addressed his findings for each. He believes the truck traffic will have a minimal impact as it will generally be leaving the location and immediately getting on I-70 either east or west and returning in the same manner. Shannon observed the noise at the current Edwardsville location and compared it to the current noise at the Kansas Avenue

and K-7 intersection and believes the noise from the Edwardsville location is less than current noise at K-7 and Kansas Avenue. Shannon addressed the economic benefits through taxes received, bringing people into Bonner Springs and building out 129th Street.

- Thompson reviewed the property tax history of Old Dominion and asked Mr. Hoyt clarification questions regarding traffic flow. He asked about the potential future of the KDOT K-7 project. Thompson stated he received letters from constituents referring to the Comprehensive Plan; he clarified that the Comprehensive Plan is meant to be a guide and is not unchangeable but should evolve as the City's needs change. Thompson reviewed the "Golden Factors" used to approve rezoning requests. He was aware of claims being made regarding the possible environmental impact of the project and corrected the inaccuracies with information from the EPA. Thompson also addressed concerns about property values and presented several local examples of instances where industrial zoning had no negative impact on the property values of surrounding them. Thompson reviewed the other possible impacts of the project and stated he takes his responsibility to the citizens very seriously.
- Wood recalled past projects that residents were concerned about and reviewed that they have turned out to be positive projects for the City.
- Gurley asked Mr. Hoyt about the applicant's plans to remediate any possible noise, light and environmental pollution.
- Kipp asked Mr. Hoyt clarification questions regarding lighting, berms and development of 129th Street. Mr. Hoyt stated the company is committed to working with the City to develop the additional lots on 129th Street. Mr. Kipp clarified any uncontained stormwater runoff would flow to West Mission Creek not East Mission Creek and would not affect the Lake of the Forest. The applicant has already completed stormwater runoff evaluation and is required to reduce stormwater runoff. Kipp asked if there has been any other interest in developing the property. Staff stated there has been no other interest since at least 2005.
- Stephens reminded the Council that the rezoning request includes a reversionary clause; if the applicant doesn't develop the land within the given amount of time, the land reverts back to agricultural zoning. He addressed comments he heard regarding the future land use map the traffic flow for the project. Stephens reviewed the proposed development plan including infrastructure the developer has agreed to place. Stephens reviewed the property values of the adjacent properties and those adjacent to other industrial areas in the City.
- Reeves asked about the applicant's driver accreditation process and hiring criteria. Reeves stated he believes the demand for physical retail stores is declining and Cities need to look more towards logistics and freight development.
- The Mayor thanked all the Councilmembers and citizens for their input and reminded everyone that the property values and other information provided are available publicly through Wyandotte County.

Stephens moved and Shannon seconded to approve an ordinance to rezone approximately 70 acres at 12900 Speaker Road, 12901 Speaker Road and 449 S. 130th Street, Bonner Springs, KS from A-1 (Agricultural District) to I-2 (Heavy Industrial District). Unanimous approval.

NEW BUSINESS

Item No. 1: Public Hearing and Ordinance to Adopt Neighborhood Revitalization Plan No. 6 – This item required three motions:

Motion 1: Gurley moved and Reeves seconded to open the Public Hearing at 9:21 p.m. Unanimous approval.

The Mayor asked for public comment and Greg Kindle with Wyandotte Economic Development Council spoke in favor of the NRP.

Motion 2: Reeves moved and Shannon seconded to close the Public Hearing at 9:24 p.m. Unanimous approval.

Motion 3: Mackey moved and Shannon seconded to approve an ordinance adopting Neighborhood Revitalization Plan No. 6. Unanimous approval. (Ordinance No. 2493)

Item No. 2: Resolution to Approve Interlocal Agreements for Neighborhood Revitalization Plan No. 6 –

Gurley moved and Shannon seconded to adopt the resolution approving Interlocal Agreements for Neighborhood Revitalization Plan No. 6. Unanimous approval. (Resolution No. 2020-09).

Item No. 3: Award Bid – Powell Drive Roadway Improvement Project - Shannon moved and Stephens seconded to award the bid for the Powell Drive Roadway Improvement Project to McAnany Construction in the amount of \$270,804.50. Unanimous approval.

Item No. 4: Appointments to Boards and Commissions - Reeves moved and Shannon seconded to approve the appointment of Nick Perica to a three-year term on the Planning Commission. Unanimous approval.

At 9:35 p.m. the Mayor called for a five-minute recess.

The Meeting resumed at 9:40 p.m.

Item No. 5: Approve Notice of Public Hearing and Schedule Public Hearing for Adoption of the 2021 Budget - Wood moved and Gurley seconded to approve the Public Hearing Notice for the 2020 Budget Amendment and the 2021 Budget for Monday, August 10, 2020. Unanimous approval.

REPORTS

Item No. 1 - City Manager's Report – Nothing to add to the written report.

Item No. 2 - City Council Items

Mackey gave an example of a house in Bonner Springs for which the property value increased by 100% regardless of a development project being built close.

Mackey thanked The City Manager for pushing to have Bonner Springs' requests included in the CARES Act money distributed to the County.

Item No. 3 – Mayor's Report

Reminded everyone that for all Chamber of Commerce gift certificates purchased, Union Bank and Trust is making a matching donation to Vaughn Trent Services.

The Mayor appreciates everyone assistance and hard work.

The meeting adjourned at 9:50 p.m.

_____ Christina Brake, City Clerk