City Council Workshop Meeting – Monday, May 11, 2015 – 6:00 p.m.

Governing Body Present: Mayor Jeff Harrington; Councilmembers: Tom Stephens, George Cooper, Rodger Shannon, Dani Gurley, Joe Peterson, Mike Thompson and Mark Kipp
Governing Body Absent: Councilmember Bob Reeves
City Staff Present: Jack Helin, City Manager and Rick Sailler, Utilities Director

WS – 1 – Tour of Water and Wastewater Plants – The Utilities Director took those in attendance on a tour of the facilities.

The meeting adjourned at 7:27 p.m.

City Council Minutes – Regular Meeting – Monday, May 11, 2015

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, May 11, 2015.

Governing Body Present: Mayor Jeff Harrington; Councilmembers: Tom Stephens, George Cooper, Dani Gurley, Joe Peterson, Mike Thompson, Mark Kipp, and Rodger Shannon
Governing Body Absent: Councilmember Bob Reeves
City Staff Present: Jack Helin, City Manager; Amber McCullough, City Clerk; Marcia Harrington, Community and Economic Development Director

The Mayor opened with the Pledge of Allegiance to the Flag of the United States of America.

Item No. 1 – Proclamation National Police Officer Day May 13 and Law Enforcement Week May 10-16 – The Mayor presented a Proclamation to Chief Zaretski and Detective Fogarty of the Police Department.

Item No. 2 – Proclamation Presentation EMS Week May 17-23 – The Mayor presented a Proclamation to John Claxton, EMS Chief and other members of the EMS Department.

Item No. 3 – Proclamation Presentation Youth Advisory Council – The Mayor presented proclamations to members of the Youth Advisory Council.

Item No. 4 – Citizen Concerns About Items Not on Today’s Agenda – Telesa Tinberg, 103 Linden, reported sewage backed up into her home when the City was cleaning sewers one block north of her house and showed councilmembers photographs of the back-up and stated she has a claim ready to file with the City. The City Manager stated Ms. Tinberg should submit the claim to the Human Resources Director at City Hall.

CONSENT AGENDA
The Mayor read the Consent Agenda Items 5 through 9 and asked the staff, audience or City Council if they wished to remove an item for separate consideration. No items were removed.

Item No. 5 – Minutes of the April 27, 2015 City Council Meeting – Presented for approval.

Item No. 6 – Claims for City Operations – May 11, 2015 – Presented for approval were the Supplement Claims in the amount of $126,084.05 and Regular Claims in the amount of $173,307.43.

Item No. 7 – Public Housing Authority Claims – May 11, 2015 – Presented for approval in the amount of $9,463.91.

Item No. 8 – Central Midwest HOG/MDA Request for Use of Public Parking Lot – Central Midwest Harley Owners Group applied for Use of the Centennial Park Parking Lot during Kobi’s Bike Nights on May 13, 20, 27 and June 3 from 5:00 p.m. through 9:30 p.m. for a Muscular Dystrophy Association fundraiser and bike pre-registration.

Item No. 9 – Construction Change Order No. 2 for 2014 Stormwater Repair Program – The City Council approved on April 13, 2015 Construction Change Order No. 1. The pipe quantity was incorrect; the contractor used an additional ten linear feet of pipe at a cost of $500. The decrease in the total contract amount should have been $250 instead of $700.

CONSENT AGENDA APPROVAL
Cooper made a Motion to Approve the Consent Agenda. Stephens seconded the motion and it carried on a vote of seven to zero.

REGULAR MEETING AGENDA

Item No. 10 – Public Hearing and Resolutions for 2015 Commercial Rehabilitation Grant Application – The Mayor opened the Public Hearing at 7:46 p.m.
The Community and Economic Development Director made a presentation:
The City Council at the April 27, 2015 Workshop reached consensus with no objection to move forward with the grant application for the building at 112 Oak Street owned by Mr. Kyu Lee.

The City, on behalf of Mr. Lee, will apply for a Community Development Block Grant (CDBG) in the maximum grant amount of $250,000.

Mr. Lee will provide the required twenty-five percent (25%) private match in the estimated amount of $62,500.

Mr. Lee identified the entire building roof as a priority, and other improvements as funds allow such as interior or exterior code violations.

City Staff distributed a Request for Proposal (RFP) for a Grant Administrator and a Request for Qualifications (RFQ) for a Licensed Architect as required for the grant application.

Staff recommended the City Council approve a resolution certifying legal authority to apply for the Kansas Small Cities CDBG Program from the Kansas Department of Commerce and authorizing the Mayor to sign and submit such an application.

Staff recommended the City Council also approve a resolution declaring a building blighted with respect to the Kansas Small Cities CDBG Program.

The Mayor opened the Public Hearing at 8:12 p.m.

Item No. 1

The Community and Economic Development Director made a presentation:

- The original Resolution of Intent was for $1,600,000. The final amount of the bond issuance is $1,285,000.
- The current property taxes assessed for all jurisdictions are $5.38 for 13100 Richland Avenue.

The Mayor closed the Public Hearing at 7:53 p.m.

Stephens made a Motion to Approve a Resolution Certifying Legal Authority to Apply for the 2015 Kansas Small Cities Community Development Block Grant Program. Thompson seconded the motion and it carried seven to zero. Assigned Resolution No. 2015-04.

Peterson made a Motion to Approve a Resolution Declaring a Building Blighted with Respect to the Kansas Small Cities Community Development Block Grant Program for the Building at 112 Oak Street. Cooper seconded the motion and it carried on a vote of seven to zero. Assigned Resolution No. 2015-05.

Item No. 11 – Grant Administrator for Downtown Commercial Rehabilitation Grant Project – The Community and Economic Development Director made a presentation:

- The CDBG grant application requires the applicant secure the services of a Grant Administrator to provide professional administrative services from application preparation to project closure.
- The City received three responses to the Request For Proposal (RFP) for a Grant Administrator.
- Mid-America Regional Council (MARC) submitted the lowest bid in the amount of $16,200.
- Staff recommended the City Council approve an agreement for Grant Administrator services to Mid-America Regional Council in the amount of $16,200.

Cooper made Motion to Approve an Agreement with Mid-America Regional Council for a Consultant for Professional Administrative Services in the Amount of $16,200 for the 2015 Downtown Commercial Rehabilitation Grant Project for the Building Located at 112 Oak Street. Peterson seconded the motion and it carried on a vote of seven to zero.

Item No. 12 – Licensed Architect for Downtown Commercial Rehabilitation Grant Project – The Community and Economic Development Director made a presentation:

- The CDBG grant application requires the applicant secure the services of a licensed Architect to provide services for the pre-application phase for design, bid and construction phases.
- The City received four responses to the Request For Qualifications (RFQ) for a licensed architect.
- The selection committee consisted of Tillie LaPlante, Finance Director, Amber McCullough, City Clerk; Matt Beets, Project Manager and Marcia Harrington, Community and Economic Development Director.
- Staff recommended the City Council approve a contract with BG Consultants, Inc. for architectural services not to exceed $5,000 for pre-application services and $24,900 for the Downtown Commercial Rehabilitation Grant Project for the building at 112 Oak Street.

Cooper made a Motion to Approve a Contract with BG Consultants, Inc. for Architectural Services not to Exceed $5,000 for Pre-Application Services and $24,900 for the 2015 Downtown Commercial Rehabilitation Grant project for the Building Located at 112 Oak Street. Gurley seconded the motion and it carried on a vote of seven to zero.

Item No. 13 – Public Hearing and Ordinance to Issue Industrial Revenue Bonds – The Mayor opened the Public Hearing at 8:12 p.m.

The Community and Economic Development Director made a presentation:

- The City Council, on November 25, 2013, approved a Resolution of Intent to issue Industrial Revenue Bonds for Richland Apartments.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.

The City received three responses to the Request For Qualifications (RFQ) for a Grant Administrator.

Cooper made a Motion to Approve the Resolution of Intent to Issue Industrial Revenue Bonds for Richland Apartments. Peterson seconded the motion and it carried on a vote of seven to zero.
The City’s estimated annual average Payment In Lieu Of Taxes (PILOT) is $2,484 or $24,838.02 over the ten-year period.
A one percent (1%) origination fee of $12,850 is revenue for the Economic Development Special Revenue Fund.
The developer pays an application fee of $1,250 and closing fee of $750 as part of the IRB process.
The developer’s estimated savings for the ten-year period is $141,062
The Mayor closed the Public Hearing at 8:17 p.m.
Cooper made a Motion to Approve an Ordinance to Issue Industrial Revenue Bonds to Guy B. Tiner in the Amount of $1,285,000. Shannon seconded the motion and it carried on a vote of seven to zero. Assigned Ordinance No. 2400.

Item No. 14 – City Manager’s Report – The City Manager added items as follows:
Invited everyone to the Annual Police Memorial Service Wednesday, May 13, at Kelly Murphy Park at 1:00 p.m.
Victory Ford will show used cars at Walmart May 19 through May 25.

Item No. 15 – City Council Items –
Shannon thanked staff for repairing the hole on 134th Street.
Kipp thanked Staff for the tour of the Water Plant.
Petersen announced his mother will become a Bonner Springs resident on Wednesday.
Cooper stated Marble Day went great, the Community Garden is great but the City needs to expand it.
Cooper invited everyone to the Memorial Day Service at the cemetery on Monday, May 25, 2015.
Cooper announced School Board member Ray Cox passed away.

Item No. 16 – Mayor’s Report –
Thanked Councilmember Stephens for his help with the Mayor’s Youth Council.
Marble Day was a great event and a large crowd in attendance.
Encouraged everyone to attend the Police Memorial at Kelly Murphy Park on Wednesday.
Invited everyone to attend the Memorial Day Service at the cemetery. The City Manager will send an email with more details.
Ray Cox passed away Sunday afternoon. His visitation will be at Bonner Springs United Methodist Church on Friday, May 15, from 4 p.m-7 p.m.

The meeting adjourned at 8:24 p.m. ________________ Amber McCullough, City Clerk