City Council Minutes – Regular Meeting – Monday, June 12, 2017

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, June 12, 2017. 

**Governing Body Present:** Mayor Jeff Harrington; Councilmembers: Tom Stephens, George Cooper, Bob Reeves, Joe Peterson, Dani Gurley and Rodger Shannon

**Governing Body Absent:** Councilmembers Mike Thompson and Mark Kipp

**City Staff Present:** Amber McCullough, City Clerk; Tillie LaPlante, Finance Director; Rick Sailler, Public Works and Utilities Director; Skip Dobbs, Parks and Recreation Director and Don Slone, City Planner

The Mayor led the Pledge of Allegiance to the Flag of the United States of America, and asked Councilmember, Bob Reeves to lead the invocation.

**Item No. 1 - Citizen Concerns About Items Not on Today’s Agenda –**
- Cindy Cunningham, 11501 Riverview, was concerned about the road and bridge and the people who come down the road, park and walk through the barricades or drive motorcycles through it. She states people have damaged the culverts. Trash collectors have to park the truck and walk to get the trash. She stated she wants to know what’s going on and when it will get fixed.
- Judy Berry, 11533 Riverview, was concerned that during large events at the racetrack people who are not familiar with area come down the road despite the road closed sign and cause a traffic jam. She also reported the creek on her property floods since the race track opened.
- Staff reported the design doubled the cost of the original engineering estimate so the engineer had to re-design the project including re-designing the culverts to manage the flow from the creek. Once the engineering design comes back, staff will place it out for bid. We’re hoping to complete construction by Labor day or mid-October.

**CONSENT AGENDA**

The Mayor read the Consent Agenda Items 2 through 6 and asked the staff, audience or City Council if they wished to remove an item for separate consideration. No items were removed.

**Item No. 2 – Minutes of the May 22, 2017 City Council Meeting –** Presented for approval.

**Item No. 3 – Claims for City Operations for June 12, 2017 -** Presented for approval were Supplement Claims in the amount of $141,888.92 and Regular Claims in the amount of $328,302.86.

**Item No. 4 – Public Housing Authority Claims for June 12, 2017 –** Presented for approval were Regular Claims in the amount of $4,587.20.

**Item No. 5 – Appointments to Boards and Commissions** – Tourism Committee: Reappoint Judy Shelton for a four-year term ending July 2021. UG Golf Advisory Committee: Appoint Al Ramirez to fill the vacant indefinite term.

**Item No. 6 – KDOT Contract for the Purchase of a New Bus** - KDOT awarded Tiblow Transit a capital grant to purchase a new ADA accessible vehicle. KDOT pays 80% ($48,642.40) and the City pays 20% ($12,160.60). The 2017 Tiblow Transit budget included $13,000 to fund the City’s portion, required lettering and other costs.

**CONSENT AGENDA APPROVAL**

Cooper made a Motion to Approve the Consent Agenda. Gurley seconded the motion and it carried on a vote of six to zero.

**REGULAR MEETING AGENDA**

**Item No. 7 – KG Properties LLC IRB Public Hearing** – Gurley made a Motion to Open the Public Hearing at 7:56 p.m. for a Continuation of the Public Hearing From May 22, 2017 Regarding KG Properties IRB. Stephens seconded the motion and it carried on a vote of six to zero.

The Mayor asked for any staff or public comments. Staff reported the City is continuing negotiations with KG Properties LLC to reach an agreement on the level of abatement and the level of PILOT.

Stephens made a Motion to Continue the Public Hearing at 7:58 p.m. until the June 26, 2017, Regular City Council Meeting. Cooper seconded the motion and it carried on a vote of six to zero.

**Item No. 8 – KG Properties LLC IRB Resolution** – Reeves made a Motion to Table a Resolution of Intent to Issue Industrial Revenue Bonds in the Approximate Amount of $13,932,170 for KG Properties LLC for Property Tax Abatement and Sales Tax Exemption. Shannon seconded the motion and it carried on a vote of six to zero.

**Item No. 9 – Comprehensive Plan Change BSCP-30: Lei Valley V-VI** – The City Planner presented:
Daniel Foster, Schlagel & Associates, applied on behalf of Guy Tiner, Developer, for 18.42 acres located at 138th Street and Kansas Avenue be changed from Vacant/Agricultural to Low-Density Residential designation on the Future Land Use map for continuation of the Lei Valley subdivision.

Staff and the Planning Commission recommended the City Council approve the request. Shannon made a Motion to Approve the Comprehensive Plan Change for Lei Valley V-VI. Cooper seconded the motion and it carried on a vote of six to zero. Peterson abstained from the vote.

**Item No. 10 – Rezoning BSZ-139: Lei Valley V-VI** – The City Planner presented:
- Daniel Foster, Schlagel & Associates, applied on behalf of Guy Tiner, Developer, for 18.42 acres located at 138th Street and Kansas Avenue be rezoned from A-1 Agricultural to R-1 Single-Family Residential.
- Staff recommended the City Council approve the rezoning request subject to the four conditions listed in the staff report.

Cooper made a Motion to Adopt an Ordinance for a Comprehensive Plan Change and Zoning Change Subject to the Conditions Listed in the Staff Report. Shannon seconded the motion and it carried on a vote of six to zero. Peterson abstained from the vote. **Assigned Ordinance No. 2452.**

**Item No. 11 – Final Plat PT-17-104: Bonner Springs B-20, Lots 14-15** – The City Planner presented:
- Staff and the Planning Commission recommended the City Council accept the Final Plat of the lot previously 203 East Morse. The lot is being divided into two lots; 503 and 509 Allcutt Avenue.

Stephens made a Motion to Accept the Dedication of Easements as Described on the Final Plat of Bonner Springs B-20, Lots 14-15. Shannon seconded the motion and it carried on a vote of seven to zero.

**Item No. 12 – Final Plat PT-17-105: Coleman Industrial Park III** – The City Planner presented:
- Staff and the Planning Commission recommended the City Council approve the Final Plat of Coleman Industrial Park II subject to the conditions listed in the staff report and requested the City Council accept the dedication of easements.

Cooper made a Motion to Accept the Dedication of Easements as Described on the Final Plat of Coleman Industrial Park III. Reeves seconded the motion and it carried on a vote of seven to zero.

**Item No. 13 – Government Services Center Feasibility Study** – The City Planner presented:
- SFS Architecture, Inc. was unanimously approved by the selection committee.
- Staff recommended the City Council award the Government Services Center Feasibility Study Contract to SFS Architecture, Inc.

Gurley made a Motion to Approve a Contract with SFS Architecture, Inc. for the Government Services Center Feasibility Study in an Amount Not to Exceed $40,070 and Authorize the City Manager to Sign the Contract. Shannon seconded the motion and it carried on a vote of six to zero.

**Item No. 14 – Sand Volleyball Court Rental Fee** – The Parks and Recreation Director presented:
- Parks staff constructed two sand volleyball courts with help from volunteer Kelly McCellan with help from the 20/20 Leadership group at Bonner Springs High School.
- Staff and the Park Board recommended the City Council approve rental reservation fees of $10/hour for residents and $15/hour for non-residents. Without reservations the courts are available on a first come first served basis.

Shannon made a Motion to Approve the Sand Volleyball Court Rental Fee of $10/$15 per Hour per Court for Residents/Non-Residents. Stephens seconded the motion and it carried on a vote of six to zero.

**Item No. 15 – Bucket Truck Purchase** – The Public Works Director presented:
- Used trucks are available as a first come commodity so it is impractical to try to purchase one within the competitive bid process.
- The 2017 General Fund budget included $60,000 to purchase a bucket truck to replace the previous one.
- Staff recommended the City Council authorize the City Manager to approve the purchase of a used bucket truck up to $66,000.

Shannon made a Motion to Authorize the City Manager to Approve the Purchase of a Used Bucket Truck. Peterson seconded the motion and it carried on a vote of six to zero. Stephens asked to amend the motion to include an amount not to exceed $70,000. Shannon amended his Motion to Authorize the City Manager to
Approve the Purchase of a Used Bucket Truck in an amount not to exceed $70,000. Peterson seconded the motion and it carried on a vote of six to zero.

**Item No. 16 - City Manager’s Report** – The City Clerk reported:
- The Police Department personnel moved to the Fire Station temporarily until staff finds a new permanent location.
- Staff included a list of important dates for the fall election in the agenda packet as well as a list of city candidates
- Bonner Blast is June 29th at 8:00 p.m.
- Battle for Blood is June 28th at the YMCA from 2:30 p.m. through 6:30 p.m.

**Item No. 17 – City Council Items** –
- Peterson reported citizen concerns about the bridge over I-70. Residents would like the roadblocks removed from walking trail area and speed limit signs placed.
- Reeves stated shrubbery is growing out over Lakewood Road. He also stated some mowing has been done on Metropolitan and he asked how much is mowed. Staff stated they mow 8-10 feet off the road.
- Cooper stated there is a sight line issue at Swartz and 130th Street across from the Pentecostal Church. The ditch has trees and weeds growing in it.
- Cooper stated the City Band Concert was excellent.
- Cooper requested consideration at the next City Council meeting to give employees July 3rd off this year.
- Stephens attended the Cricket Wireless store ribbon cutting, attended the Farmer’s Market the last couple weekends and it seems to be going well.

**Item No. 18 – Mayor’s Report** – The Mayor:
- Stated the Farmer’s Market is going very well with consistent vendors offering a wide variety of items.
- Reported the City Band looks good; the city needs to continue to invest in our current assets.
- Continues to attend the Johnson and Wyandotte County Mayor’s meetings.
- Had the opportunity to present a proclamation to the Garden Club and appreciates everything they do.

The meeting adjourned at 8:43 p.m. __________________________ Amber McCullough, City Clerk