

City Council Minutes – Regular Meeting – Monday, November 13, 2017

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, November 13, 2017.

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

City Staff Present: Sean Pederson, City Manager; Amber McCullough, City Clerk; Don Slone, City Planner; and Tillie LaPlante, Finance Director

The Mayor led the Pledge of Allegiance to the Flag of the United States of America, and asked Pastor Tracy Brooks, Victory Assembly of God, to lead the invocation.

Item No. 1 – America Recycles Day Proclamation – The Mayor presented a proclamation to the City Clerk in recognition of America Recycles Day.

Item No. 2 - Citizen Concerns About Items Not on Today’s Agenda – None presented.

CONSENT AGENDA

The Mayor read the Consent Agenda Items 3 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. 3 – Minutes of the October 23, 2017, City Council Meeting – Presented for approval.

Item No. 4 - Claims for City Operations for November 13, 2017 - Presented for approval were supplement claims in the amount of \$171,360.34 and regular claims in the amount of \$258,177.26.

Item No. 5 – Public Housing Authority Claims for Novemebr 13, 2017 – Presented for approval were regular claims in the amount of \$21,799.60.

Item No. 6 – Appointments to Boards and Commissions – Drug and Alcohol Advisory Committee – Reappoint Andy Frazier and Rita Hoag for additional three year terms ending August 2020. Parks Advisory Board – Reappoint Steve Williams for an additional three year term ending December 2020.

Item No. 7 – Public Use Request – Small Business Saturday – Bonner Springs Business and Professional Women submitted an application to close Oak Street from Front Street to Third Street on Saturday, November 25, 2017, from 7:00 a.m. to 7:00 p.m. to make it available to small and home business vendors on “Small Business Saturday”. Vendors will be required to obtain an occupational license. Proceeds from booth spaces will go to the Bonner Springs Educational Foundation.

Item No. 8 – City Rate and Fee Amendments – Staff recommended the City Council approve the following City fees and increases:

- Solidwaste –A rate increase from \$14.75 to \$14.95 per month per household effective January 1, 2018, to reflect the increase in the agreement with Unified Government for inclusion on their contract with Waste Management.
- Cemetery Fees:

| Item | Current Fee | Proposed Fee |
|-------------------------------------|--------------------|---------------------|
| Full size grave purchase - resident | \$520 | \$550 |
| Half-size grave purchase resident | \$260 | \$275 |
| Opening/closing – M-F | \$500 | \$550 |
| Opening/Closing – after hours | \$750 | \$825 |
| Cremation open/close – M-F | \$165 | \$200 |
| Cremation open/close – after hours | \$250 | \$325 |
| Half-size open/close M-F | \$250 | \$275 |
| Half-size open/close – after hours | \$375 | \$425 |
| Monument permit | \$15 | \$25 |

- Open Records Requests – Staff has received requests for open records to be provided on CD and recommended the city set fees at \$5 per CD plus the cost of staff time, mailing of the CDs will be charged the same as the city’s cost. Fees to be effective January 1, 2018.
- Planning Fees:

| Planning Application | Current Fee | Proposed Fee |
|------------------------------|--------------------|---------------------|
| Amendments | \$150 | \$200 |
| BZA Appeals / Variance | \$100 | \$200 |
| Preliminary Development Plan | \$150 | \$300 |
| Final Development Plan | \$100 | \$300 |

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| Preliminary Plat | \$100 | \$300 |
| Final Plat | \$100 | \$300 |
| Lot Splits | \$50 | \$150 |
| Rezoning | \$150 | \$300 |
| Special Use Permit | \$200 | \$300 |
| Site/Landscape Plan | \$100 | \$400 |
| Landscape Plan | \$50 | \$100 |
| Easements/Streets/Alleys Vacation | \$100 | \$200 |
| Earth Change Permit | \$50 | \$100 |
| Floodplain Development Permit | \$0 | \$100 |
| Zoning Verification Letter | \$0 | \$25 |

Item No. 9 – Extend Audit Contract with Mize & Houser for 2017 Audit – Staff recommended an extension of the contract with Mize, Hauser & Company for another one-year period for an amount of \$16,475 for fiscal year 2017.

CONSENT AGENDA APPROVAL

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

REGULAR MEETING AGENDA

Item No. 10 – Special Use Permit: SUP-139 The Farms at Woodend Springs – The City Planner presented:

- The item comes before you tonight with a unanimous recommendation from the Planning Commission to approve.
- The Planning Commission held a Public Hearing for the item on October 17, 2017, of which several members of the public attended.
- The item is a land use decision for a special use allowed within the Zoning Ordinance and subject to approval by the Governing Body.
- The specifics of the site and infrastructure will get reviewed during the site and landscape plan process which is condition number two on the recommendation.

Stephens made a Motion to Approve an Ordinance to Approve Special Use Permit SUP-139 for the Farms at Woodend Springs. Peterson seconded the motion.

- Kipp asked about the water line concerns. Slone stated it is a county waterline which connects to a six-inch city line. The line will be reviewed during the site and landscape plan process, but in staff's opinion, the use at the event center would be less than that of a household. The use of the facility will be typically two to three times per week for four to five hours usually in the evening or on weekends.
- Kipp asked what remedy there is after if there is an issue with water pressure. Slone stated a couple ways to remedy the issue would be to upsize the line or loop the system.
- Kipp stated there is concern over the traffic and trucks on the narrow road and heavily decayed culvert. Slone stated the Building Official has the ability to direct construction traffic along a specified route in necessary.
- Peterson asked what the maximum occupancy of the event center is. Owner and applicant Shellie Quandt stated it is designed to hold 300 with an additional lean-to that could accommodate a few more.
- Peterson asked if it is appropriate to anticipate 100 to 150 cars parking there for events. Quandt replied yes.
- Peterson asked how many nights per year they would be open for events. Quandt replied they would be open for events year-round, but anticipate it will be booked two to three nights per week.
- Gurley asked if there would be a turn lane going into the facility. Quandt replied they will evaluate that during the site plan process.
- Reeves asked if they plan to have traffic directed around to 142nd Street. Quandt replied they will encourage their clients to convey to guests directions to take that route as well as showing that route on their website. We've also considered putting up a right-turn-only sign on our property to have guests turn that way. Owner and applicant James Tilson added they would take multi measures to ensure they are directing traffic the proper and safest way including avenues to adjust GPS routing.
- Reeves asked how late the events would go. Quandt replied they agreed to an 11:00 p.m. weeknight curfew and 11:30 p.m. on weekends and holidays.
- Cooper asked why we didn't just rezone it commercial. Slone replied it is an exhibition hall which is a special use permit in A-1 Agricultural District.

➤Stephens stated there are several concerns the residents have, but some of those don't relate to what we are approving tonight. Those concerns would be addressed during the site and landscape plan. Our concern tonight is whether this is an appropriate location and a special use permit is better than rezoning to commercial. If it's rezoned to commercial, they can sell to someone who could put whatever they wanted that qualified within that zoning. A special use permit is restricted to this specific facility and if they sell it, the special use permit goes away so the next owner would have to go through the process again. There is a little more control with this.

The motion carried on a vote of seven to two with Cooper and Kipp voting against the motion.

➤Residents asked why they could not speak on the issue. Mayor Harrington stated it is the Planning process for this item since there was previously a Public Hearing at the Planning Commission meeting.

➤Residents in the audience voiced their concerns regarding the project, traffic, and water.

Item No. 11 – City Manager's Report – The City Manager:

➤Thanked Senior Center Director Gloria Ochoa and the seniors for inviting him to a coffee event with them to discuss concerns and information.

➤Thanked the Wyandotte County Mayors Prayer Breakfast Banquet Committee, Cindy Cash, and Mayors Harrington, Holland, and McTaggart, for inviting me to be part of the breakfast with the honor of being Master of Ceremonies. I was pleased to represent the City of Bonner Springs at the event.

➤Recognized Judy Shelton for being selected as the Kansas Recreation and Parks Association (KRPA) Volunteer of the Year. She's a part of several committees in the community and devotes her time to the upkeep of the community. She'll be recognized at a January KRPA event in Wichita.

Item No. 12 – City Council Items –

➤Cooper congratulated Councilmember-Elect Jordan Mackey.

➤Cooper stated he hopes the Farms at Woodend Springs works out. I like the concept.

➤Reeves stated the cars on Woodend driving west are going much faster than 30 MP, and asked if the City can post a sight distance sign for the hill.

➤Gurley stated she is glad residents are getting involved. The answers aren't always easy up here.

➤Peterson stated the Woodend applicants did everything they needed to do by the letter of the law, and I understand it's disappointing, but this is another step in the process. I agree about the hill that there needs to be some signage and maybe some street lights because it's very dark.

➤Residents in the audience voiced concerns regarding the Woodend Project. Mayor Harrington advised them to voice their concerns regarding the water and traffic issues at the Planning Commission meeting when the site plan is discussed.

➤Thompson stated the Bonner Springs Ministry Fellowship is hosting a community-wide Thanksgiving service at the Bonner Springs United Methodist Church on Thursday, November 16, 2017, at 7:00 p.m.

➤Kipp thanked city staff for answering all of his questions and explained the reason for his vote on SUP-139.

➤Kipp stated Sean did an excellent job at the Prayer Breakfast and represented the City well.

➤Shannon stated the residents on Woodend are proud of their streets and asked if we can take photos of the road before and after construction to compare due to all of the construction truck traffic.

➤Stephens asked if a weight limit sign should be posted on the Woodend bridge.

Item No. 13 – Mayor's Report – The Mayor:

➤Stated he appreciates the concerns and opinions of both sides of the Woodend development. It is through these types of activities that we keep local citizens involved and have local investment in our community.

➤Reminded everyone of the Candy Cane Christmas and Mayor's Tree Lighting Ceremony on Saturday, December 2, 2017.

➤Sean was humble in his representation of what he did. He was the emcee at the Prayer Breakfast, and I heard nothing but compliments about the manner he performed which I was very proud of.

➤If you would like to attend the Johnson and Wyandotte County Council of Mayors Holiday Social, RSVP to Amber as soon as possible.

The meeting adjourned at 8:39 p.m.

_____ Amber McCullough, City Clerk