

City Council Minutes – Regular Meeting – Monday, September 10, 2018

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, September 10, 2018.

Governing Body Present: Mayor Jeff Harrington; Councilmembers: Rodger Shannon, Jordan Mackey, Chris Wood, Dani Gurley, Mark Kipp, Tom Stephens and Bob Reeves

Governing Body Absent: Councilmember, Mike Thompson

City Staff Present: Sean Pederson, City Manager; Amber McCullough, City Clerk; Don Slone, City Planner and Rick Sailer, Public Works Director

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

Item No. 1 - Citizen Concerns About Items Not on Today's Agenda –

- Bill Storms, 13424 Kansas Avenue, was concerned about panhandlers on K-7, Kansas Avenue and Tulip Drive. He stated there is no City Ordinance prohibiting panhandling. He distributed copies of Kansas City, Kansas' ordinance which he likes but would prefer an exception in the ordinance for legitimate organizations to solicit money. Mr. Storms also requested the No Parking sign be replaced in front of his house; the sign was removed when it was damaged about 12 years ago and was not replaced.
- Mickey Hylton, 13840 Woodend Road, stated the event center on Woodend Road was supposed to direct traffic to 142nd Street. The event center posted a sign directing traffic turn right only but traffic still turns left onto Woodend. He was also concerned that people are throwing beer cans onto his and the neighbors' property. Mr. Hylton also stated he has been going to the Farmers' Market and asked about putting more signs up to advertise the Farmers' Market because attendance has dropped.

Item No. 2 - 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 removed.

a. – Minutes of the August 27, 2018, City Council Meeting – Presented for approval.

b. – Claims for City Operations for September 10, 2018 - Presented for approval were supplement claims in the amount of \$89,770.37 and regular claims in the amount of \$130,391.32.

c. - Public Housing Authority Claims for September 10, 2018 – Presented for approval were regular claims in the amount of \$1,347.47.

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

REGULAR MEETING AGENDA

Item No. 1 – Comprehensive Plan Change: BSCP-34 “Canaan Center Second Phase – Lot 1” – The City Planner presented:

- The owner requested to revert the property that abuts the Super 8 back to commercial designation.
- The Planning Commission unanimously recommended the City Council approve the request.

Gurley Made a Motion to Approve the Comprehensive Plan Change From High-Density Residential to a Commercial Designation. Stephens seconded the motion and it carried on a vote of eight to zero.

Item No. 2 – Rezoning: BSZ-142 “Canaan Center Second Phase – Lot 1” – The City Planner presented:

- The Planning Commission unanimously recommended the City Council approve the request.

Shannon Made a Motion to Approve an Ordinance to Change the Future Land Use Map of the Comprehensive Plan from High-Density to a Commercial Designation and Change from R-3, Multi-Family Residential District to C-2, General Business District Classification. Reeves seconded the motion and it carried on a vote of eight to zero. **Assigned Ordinance No. 2466.**

Item No. 3 – Vacation: EV-106 “2nd Street ROW Vacation” – The City Planner presented:

- The Fuel House building sits in a Right of Way platted in 1914. The owner asked the City to vacate the right of way.
- The Planning Commission unanimously recommended the City Council approve vacating the right of way, accept the dedication of the Bluegrass Drive right of way and recommended negotiating with Olde Mill Properties LLC for acquisition of the City Railroad right of way.

Mackey Made a Motion to Approve an Ordinance to Vacate the 2nd Street ROW Subject to the Five (5) Listed Conditions; Accept the Dedication of Bluegrass Drive Right Of Way; and Recommend Negotiating with Olde Mill Properties LLC for Acquisition of the Requested 50' of City Railroad Right Of Way. Shannon seconded the motion and it carried on a vote of eight to zero. **Assigned Ordinance No. 2467.**

Item No. 4 – Water System Master Plan – The Public Works Director presented:

- The City's current Water System Master Plan was created in 2006 and staff recommended it be reviewed and updated.
- A Request for Proposal (RFP) was issued in May. Two proposals were received; Bartlett & West and Wilson & Company.
- Staff formed a team to score the proposals and Bartlett & West scored highest.
- Staff recommended the City Council approve the Water System Master Plan Proposal by Bartlett & West.

Shannon Made a Motion to Approve the Water System Master Plan Proposal by Bartlett & West Engineers for an Estimated Amount of \$49,392. Mackey seconded the motion and it carried on a vote of seven to zero.

Item No. 5 – Sanitary Sewer Master Plan – The Public Works Director presented:

- The City's current Sanitary Sewer System Master Plan was created in 2005 and staff recommended it be reviewed and updated.
- A Request for Proposal (RFP) was issued in May. Four proposals were received; Bartlett & West, Larkin Lamp Rynearson LLR, McClure Engineering Company and Wilson & Company.
- Staff formed a team to score the proposals and Bartlett & West scored highest.
- Staff recommended the City Council approve the Sanitary Sewer System Master Plan Proposal by Bartlett & West.

Mackey Made a Motion to Approve the Sanitary Sewer Master Plan Proposal by Bartlett & West Engineers for an Estimated Amount of \$47,613. Gurley seconded the motion and it carried on a vote of seven to zero.

Item No. 6 – Filter Media Replacement– The Public Works Director presented:

- The city received three bids for the Filter Media Replacement project; Walters-Morgan Construction - \$43,000, MEGA Industries - \$48,321.05 and BRB Contractors - \$99,422.
- The City purchased the filter media directly and recommended the City Council approve awarding the bid for the project to Walters-Morgan Construction to install the filter media.

Reeves Made a Motion to Award the Contract to Walters-Morgan Construction Inc. for the Filter Media Replacement Project in the Amount of \$43,000. Shannon seconded the motion and it carried on a vote of seven to zero.

REPORTS

Item No. 1 - City Manager's Report –

- The owners of the Thriftway site signed an agreement to move forward with a Community Development Block Grant (CDBG) for demolition and rehabilitation to a green site. Applications for the CDBG grant are due by November.
- The Police Department provided statistics as an example of the capabilities of the new records management system.
- Councilmembers received a letter from USD204 regarding crossing guards and the City Manager offered to answer any questions. The conversation with the school district, the Police Department and the City started last year and the entities agreed the school district should assume crossing guard responsibility.

Item No. 2 - City Council Items –

- Shannon asked if the owners of the Thriftway site will still develop if they don't get the CDBG. Staff replied that they had no indication that development would not continue.
- Mackey asked if the City will request that a new building be placed on the Thriftway site. The city Manager responded the developer owns the site and received the funds not the City. The City is participating in the administration of the application and that simply removing the blighted structure should have a positive impact on the value of the surrounding buildings.
- Gurley asked if the City had plans to close off the parking lot. Staff replied the City has no plans to close the parking lot and reiterated that it is a privately owned parking lot.
- Kipp asked if the police report stats could be provided on a regular basis for comparison and asked if the DUI checkpoints are expensive to run. Kipp also stated that he saw in the Business Journal that Bonner Springs is listed 12th in growth.

- Stephens asked why county tax payer money is contributing to the Wyandotte County Sheriff's Office to provide crossing guards in the Kansas City, Kansas school district but not USD204.
- Stephens stated complaints a few months ago were primarily speeding and loose animals. He appreciates the efforts of the new Animal Control officer.
- Reeves stated he has heard concerns from citizens that code enforcement is not going to be a local person. The City Manager stated the City Council approved an agreement with IBTS to provide Building Official services. A change to that process would require a change in the 2019 budget.
- Reeves stated the grass is tall on the north side of Metropolitan west of Nettleton; the east side of Nettleton Avenue south of Kansas Avenue behind Walmart looks overgrown; a tree is overgrown on Lakewood north of Silverhill Road.
- Gurley asked when the new road surfaces will be striped. The City Manager replied that the City initially received no bids but will be rebidding the project soon.
- Mackey asked what kind of concerns Reeves heard about the Building Official process? Reeves stated there was speculation that immediate assistance would not be available if needed. Mackey stated he experienced the opposite and found IBTS staff to be very responsive and easy to work with.

Item No. 3 – Mayor's Report –

- The new building inspector process has professionalized the manner in which the City conducts business. He thanked the City Planner for his professionalism as well.
- The right of way on south side of Riverview was cleared but left debris piled in the street.
- The Business Journal listed Bonner Springs as having the 12th highest growth in the metropolitan area; the City has seen a lot of private investment.
- The Police Department statistics are great and the Mayor would appreciate having this information on the City's social media.
- Met with Wyandotte County Mayors to discuss county issues.
- The joint meeting with Edwardsville and the Unified Government on Monday, September 17th at 6:00 p.m. at the George Meyn Center will be an opportunity to discuss issues. Please let the City Manager know if you have issues you want discussed.
- The Wyandotte and Johnson County Mayor's Council discussed internet sales tax and state funding of transportation.
- The Mayor, City Manager, USD204 Administration and Kansas City, Kansas and Edwardsville staff will meet in October.
- The Tech Center at the high school is a great education investment for the community. Trade skills and technical education will provide a lot of opportunities.
- The City Clerk or City Manager can answer questions about the City's purchasing policy.
- Gurley stated the streetlight at 138th Street and Kansas Avenue is out.
- The Mayor asked if the LED streetlights can be fitted with visors to direct the light onto the street and away from residents' windows. The Public Works Director will check with Westar. The Public Works Director stated most of the street lights in town are owned by Westar.
- The City Manager stated the DUI lanes are grant funded programs.

Executive Session - Reeves made a Motion to go into Executive Session to Discuss Real Property Pursuant to the Exception for Preliminary Discussions Relating to the Acquisition of Real Property K.S.A. 75-4319(b)(6). The Open Meeting will Resume in the Council Chamber at 9:10 p.m. Stephens seconded the motion and it carried on a vote of seven to zero.

Gurley made a Motion to Return to Open Session With No Action Taken at 9:10 p.m. Stephens seconded the motion and it carried on a vote of seven to zero.

The meeting adjourned at 9:10 p.m. _____ Amber McCullough, City Clerk