

City Council Minutes – Regular Meeting – Monday, August 11, 2014

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, August 11, 2014.

Governing Body Present: Mayor Jeff Harrington; Councilmembers: Tom Stephens, George Cooper, Racheal Haas, Jack Knight, Eric Freeman and Roger Shannon

Governing Body Absent: Councilmembers: Bob Reeves and Joe Peterson

City Staff Present: Jack Helin; City Manager; Rita Hoag, City Clerk; Tillie LaPlante, Finance Director; Don Slone, Planning Director; Rick Sailler, Utilities Director; Marcia Harrington, Community and Economic Development Director and Matt Beets, Project Manager

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

Item No. 1 – Citizen Concerns About Items Not on Today’s Agenda – None presented.

CONSENT AGENDA

The Mayor read the Consent Agenda Items 2 through 8 and asked the Staff, audience or City Council if they wished to remove an item for separate consideration. Councilmember Knight requested Item No. 6 be removed.

Item No. 2 – Minutes of the July 28, 2014 City Council Meeting – Presented for approval.

Item No. 3 – Special Budget Workshop Meeting Minutes Tuesday, July 21, 2014 – Presented for approval.

Item No. 4 – Claims for City Operations – August 11, 2014 – Presented for approval were the Supplement Claims in the amount of \$54,264.49 and Regular Claims in the amount of \$142,156.88.

Item No. 5 – Public Housing Authority Claims – August 11, 2014 – Presented for approval in the amount of \$624.74.

Item No. 7 – Resolution of Intent Tiner Apartments Extension – The City Council approved Resolution No. 2013-10 to declare its intent to issue Industrial Revenue Bonds in the approximate amount of \$1,600,000 for construction of the Richland Apartments on November 25, 2013 to remain in effect until August 25, 2014. The Developer’s attorney requested the City extend the effective date nine months to May 25, 2015 to allow adequate time for the developer to continue construction and complete the items necessary for the City to issue Industrial Revenue Bonds. **Assigned Resolution No. 2014-11.**

Item No. 8 – Cricket Wireless Request for Use of Public Streets for Black Light 5K Run Friday, August 29 – Cricket Wireless made application for the use of Public Streets for a Black Light 5K Run, Friday, August 29, 2014 and provided the required Certificate of Insurance that names the City as an additional insured. They requested the use of 126 Street between Wyandotte County Park and their Amphitheater for the event.

CONSENT AGENDA APPROVAL

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

REGULAR MEETING AGENDA

Item No. 6 – Kobi’s Annual Bike Show Consumption/Possession/Sales Permit – Kobi’s made application, paid the appropriate fees and provided a Certificate of Insurance for their annual Bike Show to be held September 13 from 8 a.m. to 12 Midnight. The request included a Temporary Alcoholic Beverage License, the Private Use of Parking Lot Alcohol Permit to be approved administratively, permission to park motorcycles on the west side of Cedar from Second Street to Front Street and an Alcoholic Consumption/Possession Permit for City Council approval contingent upon a safety inspection. Stephens made a Motion to Approve a Consumption/Possession/Sales Permit for the Kobi’s Annual Bike Show to be Held on September 13, 2014 with Contingencies for Compliance. Cooper seconded the motion. Knight requested the City Council to waive the fees. Stephens Amended the Motion to Approve a Consumption/Possession/Sales Permit for the Kobi’s Annual Bike Show to be Held on September 13, 2014 with Contingencies for Compliance and to waive total fees of \$375. Cooper seconded the amended motion and it carried on a vote of six to zero.

Item No. 9 – Public Hearing 2014 Budget Amendments and 2015 Budget – The Mayor opened the public hearing at 7:37 p.m. and the City Manager made a presentation as follows:

➤ Thanked the Mayor, the City Council and Staff for the hard work and concentration to put the Budget together.

➤ Reviewed the amendments for the 2014 budget that included: Soccer Fund, Street Projects Fund, Capital Improvement Sales Tax Fund, Library Sales Tax Fund, Tiblow Transit Fund, CID Development Fees Fund and the Wastewater Fund.

- The 2015 budget provides adequate cash carryover and contingency funds and maintains the current mill levy. The total 2015 Budget is \$16,440,240.
 - Assessed property values increased by 5.32 percent from \$65,521,617 in 2013 to an estimated \$69,004,957 in 2014. This is the first increase in assessed valuations since 2009. The estimated Neighborhood Revitalization Program rebates decreased by \$4,391 due to expired rebates.
 - Estimated Casino revenue for 2015 is \$580,000.
 - Utility revenues include a two percent (2%) rate increase in the Water Fund and an eight percent (8%) increase in the Sewer Fund to begin in April 2015.
 - Significant items in the 2015 Budget include \$715,000 for street improvements, funds for additional EMS personnel costs, a new PIO/IT/GIS position, a compensation study, additional police training, a K-32 Corridor study and \$485,600 in Capital items.
 - The estimated Cash Carryover to 2016 is five percent (5%). The contingency budgeted is equal to six percent (6%) of the 2015 budgeted expenditures.
 - Property Tax Distribution: Unified School District 204 39%, County 23%, City 21%, Kansas City Kansas Community College 16% and State 1%.
 - City Property Tax Distribution: General Fund 72%, Library 15% and Debt Fund 13%.
 - 2015 General Fund Revenues: Sales and Use Tax 33%, Reserves 22%, Property Tax 20%, Franchise Fees 8%, Other Income 7%, Casino Revenue 7% and Court Fees and Fines 3%.
 - General Fund Expenditures: Public Safety 41%, General Government 24%, Public Works 16%, Culture/Recreation 11%, and Contingencies 8%.
- The Mayor closed the public hearing at 7:57 p.m.

Item No. 10 – Approve 2014 Budget Amendments and 2015 Budget and Establish Maximum

Expenditures – Information in the agenda packet include the Certificate for the 2015 that listed the funds that State Law requires cities to set maximum expenditures for and to set the estimated mill levy at 33.634. The Certificate included the 2014 Budget Amendments. New State Law requires cities to publish the vote of the City Council if the adoption of the budget increases property taxes over the previous year per the computation page in the State Budget. The City Clerk will publish the required vote. Stephens made a Motion to Adopt the 2014 Budget Amendments and the 2015 Budget. Haas seconded the motion and it carried on a vote of six to zero.

Item No. 11 – Special Use Permit SUP-131 Freedom Farm Riding Stable – The Planning Director made a presentation:

- The property includes a riding stable that boarded horses since 1985. Wyandotte County Board of County Commissioners initially issued a special use permit for Z7 Boarding Stables on November 14, 1985.
- The property is in the unincorporated area of Wyandotte County.
- The Planning Commission held a Public Hearing on this item at their July 22, 2014 meeting. Their unanimous recommendation is for the City Council to approve with the four conditions listed in the enclosed Ordinance. Stephens made a Motion to Approve an Ordinance to Approve a Special Use Permit SUP-131 for the Freedom Farm Riding Stable Located at 3601 South 142 Street. Shannon seconded the motion and it carried on a vote of six to zero. **Assigned Ordinance No. 2389.**

Item No. 12 – Final Plat (Replat) PT-14-101 The Villages – The Planning Director made a presentation:

- The Planning Commission at their meeting on July 22, 2014 approved the Final Plat.
- The recommendation is for the City Council to accept the dedication of easements and rights-of-way. Cooper made a Motion to Accept the Dedication of Easements and Rights- of-Way for the Final Plat (Replat) PT-14-101 The Villages. Haas seconded the motion and it carried on a vote of seven to zero.

Item No. 13 – Award 138 Street Pressure Reducer Valve (PRV) Vault – The Utilities Director made a presentation:

- The City Council awarded the Pratt Waterline Project and approved the 138 Street PRV Vault purchase at the July 28, 2014 City Council meeting.
 - The City received two bids for the Pratt Waterline PRV Vault; Engineered Fluid, Inc – \$20,829 and Mid-America Valve and Equipment Co. - \$22,200.
 - Staff recommends the City Council award the bid for the purchase of a pre-assembled PRV Vault for 138 Street to Engineered Fluid, Inc. in the total amount of \$20,829.
- Cooper made a Motion to Award the Bid for the Purchase of a Pre-Assembled PRV Vault to Engineered Fluid, Inc. in the Total Amount of \$20,829. Shannon seconded the motion and it carried on a vote of six to zero.

Item No. 14 – Acceptance and Approve Final Payment for the 2014 Pavement Preservation Project – The Project Manager made a presentation:

➤ Staff recommends the City Council accept the 2014 Pavement Preservation program with Harbour Construction and authorize final payment in the total amount of \$102,075.84

➤ The program sealed approximately 7.14 lane miles of streets and 1.2 miles of pedestrian trails.

➤ Completion of this project and acceptance by the City Council activates the two-year maintenance bond.

Cooper made a Motion to Approve Acceptance and Approve Final Payment for the 2014 Pavement Preservation Project to Harbour Construction in the Total Amount of \$102,075.84. Knight seconded the motion and it carried on a vote of six to zero.

Item No. 15 – Authorization to Sign Contract for Purchase of Union Pacific Property – The City Manager made a presentation:

➤ The City leased property for Front Street and Lift Station No. 2 from Union Pacific Railroad since the mid 1970s.

➤ The twenty-five-year lease expired in 2004 and Union Pacific Railroad proposed to extend the lease at an unacceptable rate to the City.

➤ Union Pacific and the City agreed for the City to purchase the property for a sum of \$120,000.

➤ The City has adequate funds of \$101,000 from surplus Aquatic Park Sales Tax and \$32,000 from the Streets Fund to cover the cost of the property, survey, closing costs and other incidental expenses.

➤ The City Manager and City Attorney recommend approval.

Shannon made a Motion to Authorize the City Manager to Sign a Contract for the Purchase of Union Pacific Property. Cooper seconded the motion and it carried on a vote of six to zero.

Item No. 16 - City Manager's Report – The City Manager's comments:

➤ Senator Pat Roberts will hold a Town Hall Meeting August 14, from 11:30 a.m. to 12:30 p.m. in the Sunflower Room at the Community Center.

➤ The Mayor's Banquet is Friday August 22. Parade Participants should call Fern to arrange a ride if needed.

➤ The contractor completed the concrete work in front of the post office and now is a good time to review what the best option is to stripe the parking spaces. Consensus was to stripe four angled spots.

➤ Fort Leavenworth faces potential force reductions and wants community support about the impact of force reductions. Staff included a handout which contains information and a point of contact for comments.

Item No. 17 – City Council Items –

➤ Cooper requested to discuss at a future Workshop meeting the City Parking Lot behind Centennial Park.

Item No. 18 – Mayor's Report –

➤ Reported that he, the City Manager and the Edwardsville Administrator met with Dan Brungardt, USD 204 Superintendent, and Eric Hansen, USD 204 Business Director. The school district's wish is to work in cooperation with local government to promote the school district and the cities.

The meeting adjourned at 8:29 p.m. _____ Rita Hoag, City Clerk