

City Council Minutes – Regular Meeting – Monday, August 25, 2014

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, August 25, 2014.

Governing Body Present: Mayor Jeff Harrington; Councilmembers: Tom Stephens, George Cooper, Bob Reeves, Joe Peterson, Jack Knight, Eric Freeman and Roger Shannon

Governing Body Absent: Councilmember Racheal Haas

City Staff Present: Jack Helin; City Manager; Rita Hoag, City Clerk; Krista Gentry, Public Housing Authority Director, Don Slone, Planning 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 – Mickey Hylton, 13840 Woodend Road, thanked the City Council for the work on 142 Street and commended the Police Department on their quick response to a call last week.

Bill Miller, 629 Lake Forest, thanked the Mayor, City Council and Staff for their hard work to protect businesses along K-7.

CONSENT AGENDA

The Mayor read the Consent Agenda Items 2 through 7 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 August 11, 2014 City Council Meeting – Presented for approval.

Item No. 3 – Claims for City Operations – August 25, 2014 – Presented for approval were the Supplement Claims in the amount of \$121,053.41 and Regular Claims in the amount of \$551,554.08.

Item No. 4 – Public Housing Authority Claims – August 25, 2014 – Presented for approval in the amount of \$23,800.89.

Item No. 5 – Appointments to Boards and Commissions – Planning Commission: Appoint Mark Yates to fill an expired position that ended August 2012 for a three-year term to expire August 2015.

Item No. 6 – League Voting Delegates for Annual Conference Business Meeting– The nominations for the two voting delegate positions for the business and policy session to be held on Monday, October 13, 2014 in Wichita as part of the Annual League Meeting were the Mayor and Council President.

Item No. 7 – Massage Therapy Business Establishment License for Medieval Massage and Therapist License for Anne Platt - Ann Platt submitted renewal applications for a Massage Therapy Business Establishment License and a Massage Therapist II License. She paid the required fee and provided the required continued education certification. The Police Department conducted a background check and found no violations. The recommendation for approval is contingent upon a satisfactory safety inspection.

CONSENT AGENDA APPROVAL

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

REGULAR MEETING AGENDA

Item No. 8 – Public Housing Authority Admission and Continued Occupancy Policy Public Hearing – The Mayor opened the Public Hearing at 7:37 p.m. The Public Housing Authority (PHA) Director made a presentation:

➤ Proposed Timeline: August 6, 2014 – Resident overview, August 25, 2014 – Public Hearing at City Council, September 8, 2014 (tentative) – City Council to vote on proposed policies, October 1, 2014 (tentative) - Policies become effective.

➤ The PHA currently gives preference to senior and disabled applicants for studio and one-bedroom apartments. The proposed change allows the PHA to give preference to senior and disabled applicants for all apartment sizes and to offer preference to employed families.

➤ Housing and Urban Development (HUD) requires forty percent (40%) of new admissions must have incomes thirty percent (30%) or less of the area median income.

➤ Proposed changes to Rent Collection and Fees:

- Rent Late: Currently rent is late on the fifteenth day of the month and the proposed change makes rent late on the fifth day of the month.
- Late Fees: Current late fees are ten percent (10%) of rent and the proposed change makes the late fee a flat twenty-five dollar fee.
- Payment Types: Currently the PHA accepts cash and the PHA proposes to not accept cash payments.

- Maintenance/Damage: Currently residents are charged time and material costs and the proposed change charges residents a flat fee.
 - Legal Costs: Currently the PHA pays all costs associated with lease/eviction enforcement and the proposed change makes the resident responsible for if the PHA prevails.
- HUD recommends the PHA recertify income every ninety days and request receipts for items for which the resident paid cash and for bills which family members or others pay for zero income or sporadic income residents.
- The PHA will implement a transfer hierarchy: Emergency Transfers, Category 1 Admin Transfers, Category 2 Admin Transfers, Category 3 Admin Transfers and new Applicants
- Repayment Agreements will equal forty percent (40%) of monthly adjusted income and the PHA will not execute repayment for additional debt if one is already in place or the resident committed fraud.
- The Mayor closed the Public Hearing at 7:45 p.m.

Item No. 9 – Acceptance, Final Change Order and Final Payment for the 2014 Concrete Project – The Project Manager made a presentation:

- City Staff identified additional areas outside the original annual concrete program that needed repair.
 - The City authorized the contractor to add the additional work at an additional cost of \$8,727.25.
 - The contractor replaced 863 linear feet of curb, 8,040 square feet of sidewalk and 3,361 square feet of concrete surface.
 - The City Council awarded the 2014 Concrete Program to McAnany Construction in the amount of \$94,674.50. The Final change order of \$8,727.25 leaves a balance in contingency of \$6,085.75 which the City will carry over to 2015. The total cost of the 2014 Concrete Program is \$103,401.75.
 - Acceptance activates the two-year maintenance period.
 - Staff recommends City Council approval.
- Reeves made a Motion to Approve Acceptance, a Final Change Order and Final Payment to McAnany Concrete in the Total Amount of \$13,903.25. Reeves seconded the motion and it carried on a vote of seven to zero.

Item No. 10 – City Manager’s Report – The City Manager stated the Police Department will purchase two different varieties of body cameras for Police Officers to test and evaluate. Cities who have used the body cameras have seen significant decline in false claims against officers.

Item No. 11 – City Council Items –

- Reeves commended the work City Staff did last week for Tiblow Days.
- Knight asked if the contractor will complete the street work on Warner and East Morse. The City Manager stated the contractor finished those streets today.
- Shannon thanked Matt for the long hours he worked to prepare for Tiblow Days.

Item No. 12 – Mayor’s Report –

- Complimented City Staff on the work on Tiblow Days, the parade and the Mayor’s Banquet.
- Thanked Councilmember Peterson who transported people on Tiblow Transit vehicles who would not otherwise be able to attend the City Band Concert.

The meeting adjourned at 8:05 p.m.

Rita Hoag, City Clerk