

## City Council Minutes – Regular Meeting – Tuesday, May 26, 2015

The Bonner Springs City Council met in regular session at 7:30 p.m. on Tuesday, May 26, 2015.

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

**City Staff Present:** Jack Helin, City Manager; Amber McCullough, City Clerk; Marcia Harrington, Community and Economic Development Director and Skip Dobbs, Parks and Recreation Director

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 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 11, 2015 City Council Meeting** – Presented for approval.

**Item No. 3 – Claims for City Operations – May 26, 2015** – Presented for approval were the Supplement Claims in the amount of \$10,371.38 and Regular Claims in the amount of \$162,083.66.

**Item No. 4 – Public Housing Authority Claims – May 26, 2015** – Presented for approval in the amount of \$13,415.24.

**Item No. 5 – Appointments to Boards and Commissions** – Juvenile Corrections Board: Reappoint Mark Zaretski for an additional three-year term to end June 2018. Drug and Alcohol Advisory Committee: Appoint Alivia Crouch to replace Samuel Nelson who graduated, for a two-year term to end May 2017. Parks and Recreation Advisory Board: Appoint Iva Powers to fill a vacancy for a three-year term to end December 2017.

**Item No. 6 – Cereal Malt Beverage License for Bonner Springs Pizza Company** – Bonner Springs Pizza Company is moving to 128 Oak Street and applied for a Cereal Malt Beverage License for the new location.

### CONSENT AGENDA APPROVAL

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

### REGULAR MEETING AGENDA

**Item No. 7 – Public Hearing and Ordinance to Adopt Neighborhood Revitalization Plan No. 5** –

The Mayor opened the Public Hearing at 7:31 p.m.

The Community and Economic Development and Tourism Director made a presentation:

➤ Staff presented Neighborhood Revitalization Plan No. 5 (NRP 5) at the Workshop meeting in April 27.

➤ The proposed plan includes:

- Property tax rebate for all properties other than senior housing of seventy-five percent (75%) for five years.
- New property tax rebate for senior housing tax credits projects of fifty percent (50%) for ten years.
- Minimum investment for new construction of single-family, commercial and industrial of \$170,000.
- Minimum investment for new construction of multi-family and duplexes of \$200,000.
- Minimum investment for rehabilitation of single-family and multi-family of five percent (5%) of the appraised value.
- Minimum investment for rehabilitation of commercial and industrial of fifteen percent (15%) of the appraised value.
- The rebate is only available in platted subdivisions or on platted lots of record not to exceed one-half acre in size.

➤ Staff recommended NRP 5 include the following areas:

- All areas in current plans 3 and 4.
- 134<sup>th</sup> Street from Kansas Avenue to Riverview.
- Area bounded by north of Metropolitan, east of 138<sup>th</sup> Street, south of Kansas Avenue and west of 134<sup>th</sup> Street.
- Property south and west of Whispering Woods subdivision.
- Property north of Whispering Woods from Morse to 142<sup>nd</sup> Street.

➤ Staff recommended the City Council adopt NRP 5 with amendments and approve three Interlocal Agreements with Wyandotte County taxing jurisdictions which will expire in five years on December 31, 2020.

➤ The NRP requires the County receive a five percent (5%) administrative fee for the program; all taxing jurisdictions will receive twenty percent (20%) rather than twenty-five percent (25%) for single-family, multi-

family, commercial and industrial for five years and forty-five percent (45%) rather than fifty percent (50%) for senior housing tax credit projects for ten years.

➤ There is no cost for the City; since the NRP's inception the City realized \$180,970 in additional property taxes. The Mayor closed the Public Hearing at 7:37 p.m.

Cooper made a Motion to Approve an Ordinance to Adopt Neighborhood Revitalization Plan No. 5. Gurley seconded the motion and it carried on a vote of eight to zero. **Assigned Ordinance No. 2401.**

**Item No. 8 – Resolution to Approve Interlocal Agreements for Neighborhood Revitalization Plan No. 5 -**

The Community and Economic Development and Tourism Director made a presentation:

➤ Interlocal Agreements are required by State Statute for taxing jurisdictions.

Shannon made a Motion to Approve a Resolution to Approve Interlocal Agreements for Neighborhood Revitalization Plan No. 5 with USD204, the Unified Government of KCK/Wyandotte County and Kansas City Kansas Community College. Reeves seconded the motion and it carried on a vote of eight to zero. **Assigned Resolution No. 2015-06.**

**Item No. 9 – Acceptance and Final Payment for the Gymnasium HVAC Project –**

The Parks and Recreation Director made a presentation:

➤ The contractor installed four (4) new 7.5 ton HVAC units and duct work and ran natural gas and electricity to the units.

➤ Staff agreed to wait to complete the project while the gym light installation was in progress; the lighting contractor allowed Envirotech to use their lift to complete the project.

➤ The City paid Envirotech eighty percent (80%) or \$38,464 in March. The City withheld twenty percent (20%) or \$9,616 until the project was completed.

➤ Staff recommended the City Council approve the final payment to Envirotech Heating and Cooling in the amount \$9,616 and accept the gymnasium HVAC project completed for a total cost of \$48,080.

Stephens made a Motion to Accept the Gymnasium HVAC Project and Final Payment to Envirotech Heating and Cooling in the amount of \$9,616. Reeves seconded the motion and it carried on a vote of eight to zero.

**Item No. 10 – Final Change Order, Final Acceptance and Final Payment for the Electrical Portion of the Headworks Operation Facility Project –**

The Utilities Director made a presentation:

➤ The City Council at the February 9, 2015 City Council meeting approved increasing the project authority from \$70,000 to \$85,000 including Change Order No. 1.

➤ Change Order No. 2 is for two Work Change Directives:

- Work Change Directive No. 3 – Added a 480 volt control panel to operate the man-lift and additional electrical components needed for a cost of \$2,093.42
- Work Change Directive No. 4 – Additional charge for As-Built drawing revisions for additional work completed for a cost of \$200.

➤ Staff recommended the City Council approve Change Order No. 2 in the amount of \$2,293.42, approve final payment to Yates Electrical in the amount of \$6,767.72 and accept the electrical portion of the Headworks Operation Facility Project completed by Yates Electrical for a total cost of \$33,286.40.

Cooper made a Motion to Approve a Final Change Order in the Amount of \$2,293.42, Approve Final Acceptance and Approve Final Payment to Yates Electric in the Amount of \$6,767.72 for the Electrical Portion of the Headworks Operation Facility Project. Shannon seconded the motion and it carried on a vote of eight to zero.

**Item No. 11 – City Manager's Report –** The City Manager added items as follows:

➤ Reminded everyone the Budget Retreat for the 2016 budget is Tuesday, June 2, at 5:30 p.m. at the fire station.

**Item No. 12 – City Council Items –**

➤ Cooper asked what happened to the plans for a sit down restaurant in the former Goodcents location? The City Manager stated it was not a formal agreement, but was a goal of the City and the developer.

➤ Cooper commended the City Clerk for her hard work on the Memorial Day Service at the Cemetery.

**Item No. 13 – Mayor's Report –**

➤ Complimented the Memorial Day Service at the Cemetery and stated the Cemetery looked great.

➤ Congratulated all those who graduated or have graduates in Bonner Springs.

➤ Will meet with Superintendent Brungardt after legislative impacts are known.

The meeting adjourned at 7:59 p.m.

\_\_\_\_\_ Amber McCullough, City Clerk