

City Council Minutes – Regular Meeting – Monday, April 11, 2016

The Bonner Springs City Council met in regular session at 7:30 p.m. on Monday, April 11, 2016.

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

City Staff Present: Sean Pederson, City Manager; Amber McCullough, City Clerk; Rick Sailer, Utilities and Public Works Director; Carrie Newton, Public Housing Director; Don Slone, Planning Director and Skip Dobbs, Parks and Recreation Director

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

Item No. 1 – Proclamation Presentation – Volunteer Recognition Week – April 10 – April 16– The Mayor presented a proclamation and recognized City committees, commissions and boards for National Volunteer Week. Scott Hoch, Denny Hubbel, Lori Crabb, David Miller, Garrett Kruger, Chris Weber, Sam Johnson and Troy Hull, Fire Department volunteers, were present and accepted the proclamation.

Item No. 2 - Proclamation Presentation – National Work Zone Awareness Week - April 11 through 15 – The Mayor presented a proclamation to Rick Sailer and staff of the Public Works and Utilities departments to recognize National Work Zone Awareness Week.

Item No. 3 - Citizen Concerns About Items Not on Today’s Agenda – None presented.

CONSENT AGENDA

The Mayor read the Consent Agenda Items 4 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. 4 – Minutes of the March 28, 2016 City Council Meeting – Presented for approval.

Item No. 5 – Claims for City Operations for April 11, 2016 - Presented for approval were the Supplement Claims in the amount of \$147,503.62 and Regular Claims in the amount of \$214,559.36.

Item No. 6 – Public Housing Authority Claims for April 11, 2016 – Presented for approval were Regular Claims in the amount of \$1,033.61.

Item No. 7 – Appointments to Boards and Commissions – Bonner Beautiful – Appoint Cecelia Correa for a three-year term ending April 2019.

CONSENT AGENDA APPROVAL

Gurley 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. 8 – Comprehensive Plan Change: BSCP-24:Windridge Estates – The Planning Director presented:

- Hart Development Group is under contract with Union Bank and Trust to purchase the 10.38 acre unplatted tract and requested the City change the Land Use Designation on the Future Land Use Map to rezone 7.29 acres of the property from C-2, General Business District to R-3, Multi-Family Residential District.
- Staff recommended the City Council approve the Comprehensive Plan Change for Windridge Estates
- Mark McFarland with Wallace Saunders, Overland Park KS, spoke on behalf of Michael Ford, property owner adjacent to the northwest of the property proposed to be rezoned. Mr. Ford is concerned the rezoning will create traffic flow problems.

Cooper made a Motion to Accept the Comprehensive Plan Change for Windridge Estates. Stephens seconded the motion and it carried on a vote of eight to zero.

Item No. 9 – Rezoning BSZ-132: Windridge Estates – The Planning Director presented:

- The Planning Commission unanimously approved the recommendation to rezone 7.29 acres from C-2, General Business District to R-3, Multi-Family Residential District with four conditions:
 - Comprehensive Plan Change: BSCP-24 must be approved by the City Council.
 - The subject property will be platted.
 - The Plat will be filed within a one year period from the date of approval of the zoning classification.
 - Upon completion of the above conditions, the Planning Director will amend the Future Land Use Map and Official Zoning Map.

Reeves made a Motion to Adopt an Ordinance for a Zoning Change Subject to the Four Conditions Listed in the Staff Report. Gurley seconded the motion and it carried on a vote of nine to zero. **Assigned Ordinance No. 2423.**

Item No. 10 – Resolution of Support for Windridge Estates - The Planning Director presented:

- Kansas Housing Resource Corporation requires a non-binding Resolution of Support to apply for Low Income Housing Tax Credits.
- Staff recommended the City Council approve the Resolution of Support for development of Windridge Estates affordable housing.

Cooper made a Motion to Adopt a Resolution of Support for Development of Windridge Estates, an Affordable Rental Housing Project. Reeves seconded the motion and it carried on a vote of eight to zero.

Assigned Resolution No. 2016 -05.

Item No. 11 – Special Use Permit: SUP-134:AT&T Tower at PMC Amphitheater – The Planning Director presented:

- Caroline Boyd, Telecom Realty Consultants, LLC for AT&T Mobility submitted a request on behalf of AT&T Mobility for New West Productions for a Special Use Permit to install a temporary 84’ cell on wheels (COW) during the 2016 concert season.
- The Special Use Permit will be valid until December 31, 2016
- The Planning Commission by unanimous vote recommended the City Council approve the Special Use Permit with the six conditions included in the agenda packet.

Shannon made a Motion to Adopt an Ordinance Granting a Special Use Permit for AT&T Tower at Providence Medical Center Amphitheater Subject to the Six Conditions Listed in the Staff Report. Thompson seconded the motion and it carried on a vote of nine to zero. **Assigned Ordinance No. 2424.**

Item No. 12 – Resolution to Approve the FY 2016 Public Housing Authority Revised Annual Plan – The Public Housing Authority Director presented:

- Since the Bonner Springs Public Housing Authority (PHA) has less than 250 units, Housing and Urban Development (HUD) does not require funds to be managed out of a separate operating and capital budget funds.
 - Combining the funds into one operating budget reduces the amount of time and work the PHA Director spends to track capital funds.
 - The PHA Director will still budget for capital funds and will present capital projects to the City Council for approval as part of the operating budget.
 - Staff recommended the City Council approve a resolution revising the PHA Annual Plan for Fiscal Year 2016.
- Thompson made a Motion to Approve a Resolution for the 2016 Public Housing Authority Revised Annual Plan. Cooper seconded the motion and it carried on a vote of eight to zero. **Assigned Resolution No. 2016 - 06.**

Item No. 13 – Resolution to Amend FY 2016 PHA Operating Budget – The Public Housing Authority Director presented:

- All the family units do not have showers. Eight showers were installed in 2014 leaving twelve units with no showers.
- During the REAC inspection HUD deducted points due to the condition of the parking lot at 420 North Park.
- Staff requested to complete the shower installation and resurface the parking lot of the building at 420 North Park out of the 2016 Operating budget.
- Both projects can be completed using the remaining 2015 Capital Funds, 2016 allocated Capital Funds and additional reserve carryover.
- HUD recommends a six month reserve. The revised 2016 budget includes a seven-month reserve balance.
- Staff recommended the City Council approve a resolution to amend the 2016 Operating Budget.

Stephens made a Motion to Approve a Resolution Amending the 2016 Public Housing Operating Budget.

Shannon seconded the motion and it carried on a vote of eight to zero. **Assigned Resolution No. 2016 - 07.**

Item No. 14 – City Manager’s Report – The City Manager reported:

- The Annual clean up will be Friday, April 22 to correspond with Earth Day. Volunteers should come to City Hall at 8:30 a.m..
- The Strategic Planning meeting will be at the fire station on Monday, April 18 at 5:30 p.m.
- Thanked everyone for the well wishes welcoming his new son.

Item No. 15 – City Council Items –

- Reeves thanked City staff for the work on Lakewood.
- Reeves stated residents expressed concern that the weeds are not being maintained in the creek between Lakewood and Linda Lane
- Cooper stated he and the Mayor assisted the Rotary club with selling newspapers on Kansas City Day.

Item No. 16 – Mayor’s Report – The Mayor reported:

- Stated the Rotary club raised \$3,500 in their Kansas City Day fundraiser.

- Gurley stated various high school clubs invited members of the City Council to join the campus cleanup on Wednesday from 3:00-6:00 p.m.
- Reminded everyone the 10th annual Marble Day is Saturday, May 7 from 9:30 a.m. until 2:00 p.m.
- Met with the Mayors of Wyandotte County to discuss concerns.
- Cooper was concerned that if the Woodlands project is approved, it will draw money away from Hollywood Casino. The Mayor encouraged people to contact their County Commissioner with concerns.
- Cooper asked if the Unified Government can help fund sidewalk improvements. The Mayor stated the Unified Government does have grants available for 501c3 programs.
- Stephens asked when the sales tax initiative votes will be reported. The Mayor stated they will be reported after the official Canvass on Monday, April 18th.
- Stephens wanted to verify the Strategic Planning meeting is Monday, April 18th. Staff verified that is correct.

The meeting adjourned at 8:27 p.m.

_____ Amber McCullough, City Clerk