

City of Spring Hill, Kansas
Minutes of City Council Regular Session
September 22, 2016

A Regular Session of the City Council was held in the Spring Hill Civic Center, 401 N. Madison, Council Chambers, Spring Hill, Kansas on September 22, 2016. The meeting convened at 7:00pm with Mayor Ellis presiding, and Glenda Gerrity, City Clerk recording.

Councilmembers in attendance: Chris Leaton
Clint Gillis *arrived at 7:25pm*
Floyd Koder
Scott Snavelly

Councilmembers absent: Andrea Hughes

Staff in attendance: City Administrator Jonathan Roberts
Police Chief Richard Mann
Finance Director Melanie Landis
Community Development Director Jim Hendershot
Public Affairs Specialist Allysha Walmann

Consultants in attendance: City Attorney Frank Jenkins

ROLL CALL

The City Clerk called the roll of the City Council. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

Motion by Leaton, seconded by Snavelly, to approve the agenda as published. Motion carried 3-0-0

PROCLAMATION – National 4-H Week

The Mayor read aloud and officially proclaimed the week of October 2-8, 2016 as National 4-H Week. The Mayor then signed the Proclamation and distributed them to the 4-H Clubs that were present at the meeting.

CITIZEN PARTICIPATION:

Mrs. Holly Shupert introduced her daughter, Langston Shupert, Miss Kansas Princess. Langston will represent Kansas at the 2016 Miss American Princess National Pageant in Florida at Walt Disney World. The Mayor thanked Langston for attending the meeting and wished her the best at the National Pageant.

PUBLIC HEARING

Proposed Assessments for Estates of Wolf Creek Special Benefit District

The Finance Director introduced the public hearing for the proposed assessments for Estates of Wolf Creek Special Benefit District. Ms. Landis gave a brief overview of how a benefit district is created. Ms. Landis reported that the public hearing was published in the Miami County Republic and notices were mailed to the property owners within the benefit district regarding the public hearing and proposed assessment amount.

The Mayor opened the public hearing at 7:18pm and requested comments from the public.

Joe Zanski, 18522 W. 193rd Street, stated that he purchased his home in June (2016) and was unaware of the assessment until he received the notice in the mail. He believed that his lot was lien free and wanted to bring it to the attention of the City Council. He added that there was no paperwork about the assessment and nothing was stated at the closing.

City staff confirmed that the proposed benefit district was recorded against the subdivision with Johnson County on August 18, 2014. The Mayor understood his frustration and explained that this should have been discovered during the

title search. Unfortunately, the City is not involved with the closings or the transaction of selling property.

Councilman Gillis arrived at 7:25pm

Josh Erhart – 19314 Millview Road, also expressed his frustration with the developer and not knowing about this benefit district until they received a post card in the mail. He believes that this should have been handled in a more professional manner.

Dave Hoover – 19322 Millview, echoed his frustration as well. He believes the developer should be paying for this and added that he will review his paperwork. He also mentioned that his street name is Millview, however, the plat reads Skyview. This causes problems with his house not showing up in mapping programs for deliveries, etc. City staff was directed to research this discrepancy and contact Mr. Hoover about the findings.

The Mayor closed the public hearing at 7:30pm

The Mayor declared a 10-minute recess.

The meeting reconvened with everyone present.

PRESENTATION – Resident Survey Results, ETC Institute

The Public Affairs Specialist introduced Mr. Jason Morado, Senior Project Manager, with ETC Institute. Mr. Morado reported that ETC Institute is a national leader in Market Research and helps Cities gather and use survey data to enhance organizational performance. Mr. Morado reviewed the results of the survey and compared them to the surveys that were conducted in 2013 and 2005 by ETC Institute. The survey indicated that residents have a positive perception of the City, satisfaction ratings increased significantly since 2013, and Spring Hill rates higher than other communities in the overall quality of City services.

The Mayor thanked Mr. Morado for the report and directed staff to share the results in the next newsletter.

CONSENT AGENDA:

Motion by Leaton, seconded by Gillis, to approve the Consent Agenda with amended minutes.

1. **Approval of Minutes: September 8, 2016** Councilman Leaton requested a correction to the minutes. Under “Councilmembers in attendance” change Chad Eckert to Scott Snavelly.
2. **Appropriation Order 2016-09-22**
3. **Consider Cereal Malt Beverage License Renewal: K & M BBQ**
4. **Consider Cereal Malt Beverage License Renewal: Queen’s Price Chopper**
5. **Consider Approval of Agreement: Facility Usage Agreement, Johnson County, Kansas**
6. **Consider Approval of Permanent Utility Easement: Mid-Am Building Supply**

Motion carried 4-0-0.

FORMAL COUNCIL ACTION

7. **Ordinance No. 2016-13: Levying and assessing special assessments on certain lots, pieces and parcels of land liable for such special assessments to pay the costs of internal improvements in the City of Spring Hill, KS (Estates of Wolf Creek benefit district)**

The Finance Director presented the ordinance for levying and assessing special assessments for Estates of Wolf Creek Benefit District, which is the next step which levies assessments against those properties. Ms. Landis reported that the public hearing was published in the Miami County Republic, which was held earlier this evening, and notices were mailed to property owners within the benefit district area. Owners will again be notified and will have an opportunity to prepay the amount in full, without interest, within a designated period.

Motion by Leaton, seconded by Gillis, to approve Ordinance 2016-13 in the amount of \$410,000.00.

Motion carried 4-0-0.

8. Resolution No. 2016-R-28: Authorizing the Public Sale of Approximately \$12,470,000 Principal Amount of General Obligation Refunding and Improvement Bonds, Series 2016B, of the City of Spring Hill, Kansas

The Finance Director presented the resolution authorizing the Public Sale of Approximately \$12,470,000 Principal Amount of General Obligation Refunding and Improvement Bonds, Series 2016B.

The proposed 2016B general obligation issue is structured to refund the following general obligations issues:

- (a) General Obligation Bonds, Series 2007A, dated August 15, 2007, in the original principal amount of \$5,960,000 and outstanding in the principal amount of \$2,890,000;
- (b) General Obligation Bonds, Series 2008A, dated June 1, 2008, in the original principal amount of \$6,870,000 and outstanding in the principal amount of \$4,975,000; and
- (c) General Obligation Bonds (Taxable Build America Bonds – Direct Pay to Issuer), Series 2009B, dated September 1, 2009, in the original principal amount of \$5,085,000 and outstanding in the principal amount of \$4,135,000;
- (d) General Obligation Temporary Notes, Series 2016A, in the original principal amount of \$386,500 (the “Notes”), to provide interim financing to pay to cost of certain sewer improvements.

Refunding of the general obligation bonds through early redemption offers the option to achieve interest cost savings. The benefit district for Estates of Wolf Creek will be financed for 20 years through this issue as well.

Motion by Leaton, seconded by Gillis, to approve Resolution 2016-R-28. Motion carried 4-0-0.

EXECUTIVE SESSION – Attorney-Client Privilege Exception

Motion by Leaton, seconded by Gillis to recess into Executive Session for 10 minutes under the Attorney-Client Exception to the Kansas Open Meetings Act: Subject – Contract with Fire District No. 2 of Johnson County, Kansas. The following persons are to be in attendance: City Administrator, Director of Finance Director, and City Attorney. Motion carried 4-0-0.

The meeting recessed at 9:00pm with the executive session to begin at 9:10pm.

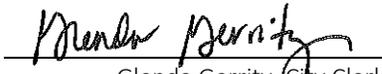
The meeting reconvened at 9:20pm with everyone present.

Mayor Ellis announced that no votes were taken or decisions made during the executive session. The discussion was limited to the subject stated.

ADJOURN

Motion by Leaton, seconded by Snively, to adjourn.

The meeting adjourned at 9:21pm.


Glenda Gerrity, City Clerk

Approved by the Governing Body on October 13, 2016.