

**City of Spring Hill, Kansas**  
**Minutes of City Council Regular Session**  
**October 27, 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 October 27, 2016. The meeting convened at 7:00pm with Mayor Ellis presiding, and Glenda Gerrity, City Clerk recording.

Councilmembers in attendance: Chris Leaton  
Clint Gillis  
Floyd Koder  
Scott Snavelly  
Andrea Hughes

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

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**

The Mayor requested to move Item 5. Site Plan to Formal Action.

**Motion by** Leaton, seconded by Gillis, to approve the agenda as revised. Motion carried 5-0-0

**CITIZEN PARTICIPATION:**

Mr. Darrell Beck, 405 S. Franklin, appeared on behalf of the American Legion along with other members in the audience. Mr. Beck expressed that the American Legion is very humbled and honored that the Governing Body approved a park to recognize the veterans of Spring Hill. Mr. Beck stated that they want to help, volunteer and be involved with the project. The Mayor appreciated the members taking time out of their day to express their desire to be involved with this project and thanked them for their service.

Mrs. Helen Hecke, 701 W. South Street, and Mrs. Ellen Moreland, 503 S. Madison, are members of the Auxiliary and stated that they are in full support of the Veterans Park project and the American Legion. They are pleased that the Veterans will be honored in Spring Hill and they are happy to raise funds for this project.

**PRESENTATION – Johnson County Fire District No. 2 Review**

Mr. Rod Richardson, Fire District Board Chairman, and Chief Jim Francis of Johnson County Fire District No. 2, appeared before the Governing Body to present a proposal to close a disparity between the Fire District's tax levy and the City's contract area. They presented an option that the City could gradually increase its fire service mill levy over the next 4-5 years in an attempt to equalize what everyone else in the City is paying (less debt service payments) for Fire & Rescue services. A mill levy increase of approximately 1 mill per year over the next 4 years should help equalize the tax rates between the Fire District and the contract area.

The Governing Body requested the actual cost for providing fire services in Spring Hill, therefore, the Fire District will follow-up with providing the requested information. The Mayor thanked the Fire District for their proposal and is confident that both entities will be able to come to a conclusion. The City Council will review the Fire District contract at the November 10, 2016 City Council meeting.

## **PRESENTATION- Civic Center Revitalization Project**

The City Administrator explained that staff have been working with Mr. Jeff Lane, Treanor Architects, to develop a cost-effective plan to provide quality public spaces and a more secure place for city staff to work within the building's existing footprint. Mr. Treanor presented the design for the facility that would make the gymnasium available for use throughout the year, improve public meeting and gathering spaces, address mechanical and ADA problems throughout the building, upgrades to audio/visual throughout the building, and provide enhanced security for staff. The design also includes a service window for the Spring Hill Recreation Commission.

## **CONSENT AGENDA:**

**Motion by** Leaton, seconded by Gillis, to approve the Consent Agenda.

- 1. Approval of Minutes: October 13, 2016**
- 2. Appropriation Order 2016-10-27**
- 3. Consider Approval of Audit Engagement for December 31, 2016 Financials, Mize Houser & Co.**
- 4. Consider Approval of Purchase: Playground Equipment for City Park and Veterans Park**

Motion carried 5-0-0.

## **FORMAL COUNCIL ACTION**

### **5. Consider Approval of Site Plan: SP-02-16, 801 N. Webster, Mr. Michael Grann**

The Community Development Director presented the site plan located at 801 / 807 N. Webster Street. The project consists of a new office building with one storage / garage unit. The property has an existing commercial use building on the property and is large enough to accommodate both uses. The office building will comprise of 8 offices, conference room, restrooms, and kitchen area and one small bay or garage. The site plan shows the installation of new parking and entrance off of Webster Street. The Planning Commission and staff recommend approval of site plan SP-02-16 including the issuance of permits for Michael Grann Office Building located at 801 N. Webster Street.

Councilman Leaton expressed his concern for commercial developments and the Vision Plan from 2005-2007. He understands that the applicant meets the minimum standards, however, believes that the intent of the Vision Plan was to improve upon commercial development building material standards. It was the consensus of the City Council to revisit the rules and regulations so the regulations are in line with the comments expressed by the public in Vision Plan.

**Motion by** Leaton, seconded by Gillis, to approve site plan SP-02-16 including the issuance of permits for Michael Grann Office Building located at 801 N. Webster Street. Motion carried 4-0-0.

### **6. Resolution 2016-R-30: Authorizing Public Building Improvements for Spring Hill Civic Center**

The Finance Director presented the Resolution authorizing public building improvements for the Spring Hill Civic Center. Authorization of the project will allow staff to move forward with seeking bids for construction and securing financing for the construction phase of the project. The project will be financed through general obligation temporary notes during construction with interest capitalized until long term financing through general obligation bonds is secured within two years. The principal cost of design, construction and financing costs, based on current estimates prior to actual construction bids, is approximately two million two hundred thousand (\$2,200,000) dollars. Debt payments will be budgeted through the debt service fund and partially paid from increased property valuation provided by community growth and anticipated sales tax revenues over twenty years. The Resolution was prepared by Kutak Rock, the City's bond counsel and sent to the City Attorney for review.

**Motion by** Leaton, seconded by Gillis, to approve Resolution 2016-R-30 authorizing public building improvements to the Spring Hill Civic Center in the amount of 2.2 million dollars. Motion carried 5-0-0.

**EXECUTIVE SESSION – Attorney-Client Privilege Exception**

It was the consensus of the City Council to delete the Executive Session since the Fire District will be providing further information regarding the contract.

**MOTION TO AMEND FORMAL AGENDA**

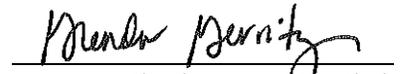
**Motion by** Leaton, seconded by Gillis, to amend the formal agenda striking out the executive session. Motion carried 5-0-0.

The Mayor requested an Executive Session at the November 10, 2016 City Council meeting.

**ADJOURN**

Motion by Leaton, seconded by Gillis, to adjourn.

The meeting adjourned at 9:10pm.

  
Glenda Gerrity, City Clerk

Approved by the Governing Body on November 10, 2016.