

City of Spring Hill, Kansas
Minutes of City Council Regular Session
January 26, 2023

A Regular Session of the City Council was held in the Spring Hill Civic Center, 401 N. Madison, Council Chambers, Spring Hill, Kansas on January 26, 2023. The meeting convened at 7:00 p.m. with Mayor Berkey presiding and Ashley Wood, Deputy City Clerk, recording.

Councilmembers in attendance: Diana Roth
 Brian Peel
 Chad Young
 Wendy North
 Chip VanHouden

Staff in attendance: Lane Massey, City Administrator
 Patrick Burton, Community Development Director
 Rhonda Dunn, Finance Director
 Cindy Henson, Chief of Police
 Jackie Messer, Director of Public Works
 Monakisha Jones, Human Resources Director

Consultants in attendance: Spencer Low, MVP, for F. Charles Dunlay, City Attorney
 Dan Miller, City Engineer
 Tyler Ellsworth, Bond Counsel via Microsoft Teams

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

INVOCATION

The invocation was given by Pastor Zach Terrell, Become Church.

ROLL CALL

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

APPROVAL OF THE AGENDA

The Mayor requested to remove the Executive Session from the agenda.

Motion by Roth, seconded by North, to approve the agenda as amended.

CITIZEN PARTICIPATION

Mr. Rodolfo Arevalo, 19419 W. 200th Street, spoke about agenda item number ten (10).

CONSENT AGENDA

1. **Approval of Minutes: January 12, 2023, Regular Meeting**
2. **Consider Approval of Cereal Malt Beverage License: Super Stop, LLC d/b/a Super Stop, 22361 S Harrison Street**
3. **Consider Approval of Letter of Understanding: Johnson County Utility Assistance Program, Johnson County Human Services**
4. **Consider Approval of Site Plan (SP-000055-2022): Woodland Crossing South Townhomes, 19380 W. 207th St., Sallee Real Estate Investments, LLC**
5. **Consider Approval of Contract Extension with Lamp Rynearson for Engineering Services**
6. **Consider Approval Resolution No. 2023-R-01: 2023 Salaries of Various City Officers and Employees of the City of Spring Hill, Kansas.**

Motion by Roth, seconded by North, to approve the consent agenda.

FORMAL COUNCIL ACTION

7. **Consider Approval of Board Appointments:**

- Cemetery Board
- Parks Advisory Board
- Planning Commission

Mayor Berkey recommended approval of re-appointment of Polly Mahoney, and appointment of Keith Stiles and John Nevius to the Cemetery Board; re-appointment of Roger Welsh, II, Rodolfo Arevalo and Troy Mitchell to the Planning Commission; and re-appointment of Caitlin Downey to the Parks Advisory Board.

Motion by Roth, seconded by North, to approve the appointments made by Mayor Berkey to all boards mentioned. Motion passed 5-0-0.

8. **Consider Approval of Appropriation Order 2023-01-26**

Motion by Roth, seconded by Peel, to approve Appropriation Order 2023-01-26. Motion passed by roll call vote of the City Council, 5-0-0; North-yes, VanHouden-yes, Roth-yes (except abstaining from any invoices pertaining to J&T Auto Service), Young-yes, Peel-yes.

9. **Consider Approval of Resolution No. 2023-R-02: A Resolution Authorizing the City of Spring Hill, Kansas, to Construct Certain Main Trafficway and Trafficway Connection Improvements and Authorizing the Issuance of General Obligation Bonds of the City**

Motion by Roth, seconded by Young, to approve Resolution No. 2023-R-02, a resolution authorizing the City of Spring Hill, Kansas, to construct certain main trafficway and trafficway connection improvements and authorizing the issuance of General Obligation Bonds of the City. Motion passed 5-0-0.

10. **Consider Approval of Resolution No. 2023-R-03: A Resolution Authorizing the Public Sale of Approximately \$5,145,000 Principal Amount of General Obligation Bonds, Series 2023A, of the City of Spring Hill, Kansas**

Motion by Young, seconded by North, to approve Resolution No. 2023-R-03, a resolution authorizing the public sale of approximately \$5,145,000 principal amount of General Obligation Bonds, Series 2023A, of the City of Spring Hill, Kansas. Motion passed 5-0-0.

11. **Consider Approval of Resolution No. 2023-R-04: Amendment of Resolution No. 2022-R-05 Relating to the Intent of the City of Spring Hill, Kansas to Issue Industrial Revenue Bonds for GemTech LLC**
Motion by Roth, seconded by Young, to approve Resolution No. 2023-R-04, amendment of Resolution No. 2022-R-05 relating to the intent of the City of Spring Hill, Kansas to issue Industrial Revenue Bonds for GemTech LLC. Motion passed 5-0-0.
12. **Consider Approval of Resolution No. 2023-R-05: A Resolution Adopting a Policy Regarding the Authority of the City Administrator to Consider Waiver of License Fees and Permit Fees for Community Based Organizations that have the Primary Purpose of Serving the Residents of the City of Spring Hill, Kansas; Further Rescinding Resolution No. 2019-R-24**
Motion by Roth, seconded by North, to approve Resolution No. 2023-R-05, a resolution adopting a policy regarding the authority of the City Administrator to consider Waiver of License Fees and Permit Fees for Community Based Organizations that have the primary purpose of serving the residents of the City of Spring Hill, Kansas; further rescinding Resolution No. 2019-R-24. Motion passed 5-0-0.
13. **Consider Approval of Agreement with Cintas Corporation**
Motion by Roth, seconded by Young, to approve the agreement with Cintas Corporation. Motion passed 5-0-0.
14. **Consider Approval of Agreement with Enterprise Fleet Management**
Motion by Roth, seconded by Young, to approve the agreement with Enterprise Fleet Management. Motion passed 5-0-0.
15. **Consider Approval of Additional Streets to 2023 Street Maintenance Plan**
Motion by Roth, seconded by Peel, recommend approval of the 2023 street maintenance program with minor adjustments as necessary based on actual contract bids. Provided that the program is approved, recommend approval of the revised Lamp Rynearson Task Order to provide design and construction services. Motion passed 5-0-0.
16. **Consider Approval of Ordinance No. 2023-01: Rezoning (Z-000056-2022), 223rd Street and Victory Road, R-R to R-1**
Motion by Roth, seconded by North, to approve Ordinance No. 2023-01, rezoning (Z-000056-2022), 223rd Street and Victory Road, R-R to R-1. Motion passed by roll call vote of the Governing Body 6-0-0. Peel=yes, Young=yes, North=yes, VanHouden=yes, Roth=yes, Berkey=yes.
17. **Consider Approval of Ordinance No. 2023-02: Rezoning (PZD-000057-2022), 223rd Street and Victory Road, R-R to RP-1**
Motion by Roth, seconded by Young, to approve Ordinance No. 2023-02, rezoning (PZD-000057-2022), 223rd Street and Victory Road, R-R to RP-1. Motion passed by roll call vote of the Governing Body 6-0-0. Young=yes, North=yes, VanHouden=yes, Roth=yes, Peel=yes, Berkey=yes.

18. Consider Approval of Ordinance No. 2023-03: Rezoning (PZD-000058-2022), 223rd Street and Victory Road, R-R to RP-2

Motion by Roth, seconded by Young, to approve Ordinance No. 2023-03, rezoning (PZD-000058-2022), 223rd Street and Victory Road, R-R to RP-2. Motion passed by roll call vote of the Governing Body 6-0-0. North-yes, VanHouden-yes, Roth-yes, Peel-yes, Young-yes, Berkey-yes.

19. Consider Approval of Ordinance No. 2023-04: Rezoning (Z-000059-2022), 223rd Street and Victory Road, R-R to C-2

Motion by VanHouden, seconded by North, to approve Ordinance No. 2023-04, rezoning (Z-000059-2022), 223rd Street and Victory Road, R-R to C-2. Motion passed by roll call vote of the Governing Body 6-0-0. VanHouden-yes, Roth-yes, Peel-yes, Young-yes, North-yes, Berkey-yes.

Councilmember Peel left Council Chambers at 8:20 p.m. as to abstain from the discussion item.

Councilmember Young left Council Chambers at 8:20 p.m. and re-entered at 8:21 p.m.

DISCUSSION

- Spring Hill Recreation Commission – Art Program

Councilmember Peel re-entered Council Chambers at 8:27 p.m.

ANNOUNCEMENTS AND REPORTS

ADJOURN

Motion by Peel, seconded by Roth, to adjourn.

The meeting adjourned at 8:41 p.m.



Ashley Wood, Deputy City Clerk

Approved by the Governing Body on February 9, 2023.