

**City of Spring Hill, Kansas**  
**Minutes of City Council Regular Session**  
**May 25, 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 May 25, 2023. The meeting convened at 7:00p.m. with President Roth presiding and Glenda Gerrity, City Clerk, recording.

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

Members absent:                         Mayor Joe Berkey

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, City Attorney  
  Tyler Ellsworth, Bond Counsel

**INVOCATION**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**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** North, seconded by VanHouden, to approve the agenda. Motion carried 5-0-0.

**CITIZEN PARTICIPATION**

Nobody appeared for citizen participation.

## CONSENT AGENDA

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

1. **Approval of Minutes: May 11, 2023, Regular Meeting**
2. **Consider Approval of Appropriation Order No. 2023-05-25**
3. **Consider Approval of Site Plan Application (SP-000084-2023), RCK Investments, LLC, NE Corner of 191<sup>st</sup> Street and Madison Street**
4. **Consider Approval of Site Plan Application (SP-000079-2023), Royal Ready Mix, 20446 W. 185<sup>th</sup> Terr.**
5. **Consider Approval of Final Plat Application (PLAT-000082-2023), Oak Woods Townhomes, Second Plat, 215<sup>th</sup> Place and Lone Elm Road, Sallee Real Estate Investments, LLC**
6. **Consider Approval of Deed of Dedication for Prairie Ridge at Spring Hill No. 4, Pump Station Site**

Motion carried 5-0-0.

## FORMAL COUNCIL ACTION

7. **Consider Approval of Construction Contract Bid for BASE Grant – Webster Street Improvements Project with Walters Excavating LLC of Paola, KS in the amount of \$4,243,052.57**

**Motion by** Young, seconded by VanHouden, to accept the low bid from Walters Excavating LLC in the amount of \$4,246,052.57 and authorizing the mayor and staff to execute the construction contract after review by the City Attorney and temporary funding is in place.

**Motion carried 5-0-0.**

8. **Consider Approval of Ordinance No. 2023-10: Maximum Assessment for Special Benefit District for RHID Wiswell Project**

**Motion by** Young, seconded by North, to approve Ordinance No. 2023-10, an ordinance levying and assessing special assessments on certain lots, pieces, and parcels of land liable for such special assessments to pay the costs of improvements in the City of Spring Hill, Kansas, as authorized by Resolution No. 2022-R-28 of the City (Webster Road Special Benefit District).

**Motion carried by roll call 5-0-0.** (VanHouden-yes, Roth-yes, Peel-yes, Young-yes, North-yes)

9. **Consider approval of Ordinance No. 2023-11: Rezoning (PZD-000085-2023), 20230 Webster St., RP-4 to RP-4**

**Motion by** Young, seconded by VanHouden, to approve Ordinance No. 2023-11 for rezoning application PZD-000085-2023 for the described property from RP-4 to RP-4.

**Motion carried by roll call 5-0-0.** (Roth-yes, Peel-yes, Young-yes, North-yes, VanHouden-yes)

10. **Consider approval of Ordinance No. 2023-12: Rezoning (Z-000086-2023), 20230 Webster St., RP-4, C-2 & MP to C-2**

**Motion by** VanHouden, seconded by Young, to approve Ordinance No. 2023-12 for rezoning (application) Z-000086-2023, 20230 Webster St., RP-4, C-2 & MP to C-2.

**Motion carried by roll call 5-0-0.** (Peel-yes, Young-yes, North-yes, VanHouden-yes, Roth-yes)

- 11. Consider approval of Ordinance No. 2023-13: Rezoning (Z-000087-2023), 20230 Webster St., RP-4, C-2 & MP to MP**

**Motion by** Young, seconded by North, to approve Ordinance No. 2023-13 for rezoning application Z-000087-2023 for the described property from RP-4, C-2 & MP to MP.

**Motion carried by roll call 5-0-0.** (Young-yes, North-yes, VanHouden-yes, Roth-yes, Peel-yes)

- 12. Consider Approval of Ordinance No. 2023-14: Amending Chapter 15, Article 208 of the Spring Hill Municipal Code Relating to Operation of Designated Trucks and Similar Vehicles and Truck Routes Within the City of Spring Hill, Kansas**

**Motion by** Young, seconded by VanHouden, to approve Ordinance No. 2023-14, amending Chapter 15, Article 208 of the Spring Hill Municipal Code relating to operation of designated trucks and similar vehicles and truck routes within the City of Spring Hill, Kansas.

**Motion carried by roll call 5-0-0.** (North-yes, VanHouden-yes, Roth-yes, Peel-yes, Young-yes)

- 13. Consider Approval of Special Event Permit: Fishing Derby, Spring Hill Recreation Commission**

**Motion by** VanHouden, seconded by North, to approve the Special Event Permit Fishing Derby for the Spring Hill Recreation Commission.

**Motion carried 4-0-0** (Councilmember Peel was muted and did not participate in this item.)

## **DISCUSSION**

### **Health Insurance Renewal**

Ms. Jones, Human Resources Director, indicated that she has been working with CBIZ, City's insurance broker, on the upcoming renewal of the employee health insurance. Ms. Jones reported that there is a 16% rate increase to the current plan. She is reviewing options and will provide a final recommendation at the next City Council meeting.

## **EXECUTIVE SESSION**

**Motion by** Young, seconded by North, to recess into Executive Session for 15 minutes to receive advice of counsel pursuant to the attorney-client privilege exception of K.S.A. 75-4319 (b) (2) of the Kansas Open Meetings Act. The open meeting will resume in the City Council Chambers at 8:20p.m. No formal action is anticipated following the session. Person to be in attendance is Spencer Low, City Attorney.

Motion carried 5-0-0.

The meeting recessed at 8:05p.m.

President Roth stated to let the record reflect that the Governing Body reconvened into the open meeting at 8:20p.m., with everyone present. No votes were taken, or decisions made during the executive session. The discussion was limited to the subjects stated.

**ADJOURN**

**Motion by** Young, seconded by North, to adjourn. Motion carried 5-0-0.

The meeting adjourned at 8:21p.m.

/s/ Glenda Gerrity  
Glenda Gerrity, City Clerk

Approved by the Governing Body on June 8, 2023.