

City of Spring Hill, Kansas
Minutes of City Council Regular Session
August 24, 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 August 24, 2023. The meeting convened at 7:00p.m. with Mayor Joe Berkey presiding and Glenda Gerrity, City Clerk, recording.

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

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

Consultants in attendance: Spencer Low, City Attorney
 Sean Gordon, Auditor, via telephone
 Ben Hart, Financial Advisor
 Tyler Ellsworth, Bond Counsel

INVOCATION

The invocation was given by Mayor Berkey.

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

The Mayor requested to amend Item 8 to Consider Change Order No. 2 and No. 3.

Motion by Roth, seconded by North, to approve the agenda as revised. Motion carried 5-0-0.

PROCLAMATION: September as National Suicide Prevention Month

The mayor proclaimed September as National Suicide Prevention Month and presented Faith Burdine, Johnson County Suicide Prevention Coalition, a signed copy of the Proclamation.

CITIZEN PARTICIPATION

No one spoke during citizen participation.

PRESENTATION: December 31, 2022, Audited Financial Statements

Sean Gordon, Gordon CPA, presented the Financial Statements for the year ending December 31, 2022. Mr. Gordon reported that the city received an unmodified opinion, which is the highest and cleanest opinion that they can give the city, and there were no recommendations for the city.

PRESENTATION: Budget and Mill Levy for Johnson County Fire District No. 2

Mr. Jim Francis, Fire Services Administrator for Johnson County, introduced Interim Fire Chief Trig Morley with Fire District No. 1. Chief Morley appreciated the introduction and stated that the district likes engaging with community partners and looks forward to working with Spring Hill.

Mr. Francis presented a review of Fire District No. 2 contract services, Spring Hill Fire Station staffing levels and fire apparatus, fleet management, fire service mill levy history, and the proposed 2024 Spring Hill contract. By January 2025, the desired outcome is that the entire City would be in Fire District No. 2 territory and the need for future contracts would be eliminated.

PUBLIC HEARING – Revenue Neutral Rate Hearing – Fire District

The mayor opened the public hearing for the Revenue Neutral Rate for the Fire District.

The mayor opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

Bill Peterman, 19431 W. 200th Street, Spring Hill, Kansas
Walter Novak, 21311 Noble Street, Spring Hill, Kansas
Gene Hermreck, 20690 W. 220th Street, Spring Hill, Kansas
Larry Taylor, 21615 Summer Street, Spring Hill, Kansas
Josh McLennan, 20450 W. 220th Street, Spring Hill, Kansas
Sally Lundy, 19716 Norton Street, Spring Hill, Kansas

Motion by Peel, seconded by Roth, to pass Resolution 2023-R-20 to levy a property tax exceeding the Revenue Neutral Rate in the Spring Hill Fire District.

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.

The mayor closed the public hearing.

PUBLIC HEARING – Revenue Neutral Rate Hearing – Non-Fire District

The mayor opened the public hearing for the Revenue Neutral Rate for the Non-Fire District.

The mayor opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

Rodolfo Arevalo, 19419 W. 200th Street, Spring Hill, Kansas

Debbie Dominick, 19299 W. 209th Street, Spring Hill, Kansas

Mary Dobson, 20691 W. 220th Street, Spring Hill, Kansas

Motion by Roth, seconded by VanHouden, to approve Resolution 2023-R-21 to levy a property tax exceeding the Revenue Neutral Rate, but not to exceed 28 mills for the Spring Hill Non Fire District.

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.

The mayor closed the public hearing.

CONSENT AGENDA

Motion by Roth, seconded by VanHouden, to approve the consent agenda as presented.

1. **Approval of Minutes: August 10, 2023, Regular Meeting**
2. **Consider Approval of Final Plat Application PLAT-000097-2023, Woodland Crossing South, Second Plat, 207th Street and Woodland Road, Woodland Crossing, LLC**
3. **Consider Approval of Final Plat, Boulder Springs, IV Plat, PLAT-000100-2023**

Motion carried 5-0-0.

RECESS

Motion by Roth, seconded by Young, to recess for five (5) minutes.

Motion carried 5-0-0.

At 9:00p.m., everyone was present; therefore, the meeting reconvened.

FORMAL ACTION

4. **Consider Approval of Appropriation Order No. 2023-08-24**

Motion by Roth, seconded by North, to approve Appropriation No. 2023-08-24.

Motion carried by roll call vote of the City Council 5-0-0 with exception stated by Councilmember Roth.

VanHouden-yes, Roth-yes, with the exception that I abstain from any invoices pertaining to J & T Auto, Peel-yes, Young-yes, North-yes.

5. **Consider Resolution No. 2023-R-22: Authorizing the issuance and delivery of ~~\$2,785,000~~ \$3,105,000 Principal Amount of General Obligation Temporary Notes, Series 2023B (Taxable Under Federal Law), of the City of Spring Hill, Kansas**
Motion by Roth, seconded by Young, to approve Resolution No. 2023-R-22 authorizing the issuance and delivery of \$3,105,000 principal amount of General Obligation Temporary Notes, Series 2023B (Taxable Under Federal Law), of the City of Spring Hill, Kansas, for the purpose of temporarily financing the cost of certain internal improvements of the City and approving revisions to the City's existing post-issuance tax compliance policies and procedures.
Motion carried 5-0-0.

6. **Consider waiving Section 2.04D of the Spring Hill Purchasing Policy to award a construction contract for the 215th and Columbia Sanitary Sewer Extension Project to Redford Construction Co. in the amount of \$1,205,244.00**
Motion by Roth, seconded by Young, to approve waiving Section 2.04D of the Spring Hill Purchasing Policy and accept the bid from Redford Construction Company for the 215th and Columbia Road sanitary sewer extension in the amount of \$1,205,244.00 and authorize the Mayor and staff to execute the construction contract after review by the City Attorney.
Motion carried 5-0-0.

7. **Consider approval of Task Order No. 2023-08 for Construction Period Services for Lamp Rynearson (215th St and Columbia Rd Sanitary Sewer Extension Project)**
Motion by Roth, seconded by Peel, to approve the Lamp Rynearson Task Order No. 2023-08 to provide construction period services and authorize the Mayor and staff to execute the task order.
Motion carried 5-0-0.

8. ~~**Consider Change Order No. 3 to the Street Maintenance – Base Repair and Crack Seal Project with McAnany Construction, Inc. of Shawnee, KS in the amount of \$231,327.75 to add: 3” of asphalt paving on Victory Road with pavement markings, paint Civic Center parking lot, additional curb and flume on Lone Elm, pavement marking on Lone Elm and 207th and 226th Street base repairs**~~

8. **Amended:**
Consider Change Order No. 2 and No. 3 to the Street Maintenance – Base Repair and Crack Seal Project with McAnany Construction, Inc. of Shawnee, KS in the total amount of \$286,243.75
Motion by Roth, seconded by North, to approve Change Order No. 2 and No. 3 from McAnany Construction, Inc. in the amount of \$286,243.75.
Motion carried 5-0-0.

9. **Consider approval of transfers from three funds to the Capital Improvements fund for the costs of improvements for Veterans Park**
Motion by Roth, seconded by Young, to approve the interfund transfers for construction costs for Veterans Park.
Motion carried 5-0-0.

ANNOUNCEMENTS AND REPORTS

Announcements and reports were given by the Governing Body and staff.

EXECUTIVE SESSION – NON-ELECTED PERSONNEL

Motion by Roth, seconded by Peel, to recess into Executive Session for ten (10) minutes to receive advice of counsel to discuss personnel matters of nonelected personnel of K.S.A. 75-4319 (b) (1) of the Kansas Open Meetings Act to discuss potential hire of nonelected personnel. The open meeting will resume in the City Council Chambers at 9:46p.m. No formal action is anticipated following the session. Persons to be in attendance are the following: Mr. Jacob Speer and Mr. Lane Massey, City Administrator.

Motion carried 5-0-0.

With everyone present, the mayor stated to let the record reflect that the Governing Body reconvened into the open meeting at 9:46p.m. No votes were taken, or decisions made during the executive session. The discussion was limited to the subject stated.

EXECUTIVE SESSION –ATTORNEY-CLIENT PRIVILEGE

Motion by Roth, seconded by North, to recess into Executive Session for twenty (20) minutes to discuss personnel matters of nonelected personnel of K.S.A. 75-4319 (b) (1) of the Kansas Open Meetings Act to discuss performance evaluation. The open meeting will resume in the City Council Chambers at 10:07p.m. No formal action is anticipated following the session. Persons to be in attendance are the following: Mr. Spencer Low, City Attorney and Mr. Lane Massey, City Administrator.

Motion carried 5-0-0.

With everyone present, the mayor stated to let the record reflect that the Governing Body reconvened into the open meeting at 10:07p.m. No votes were taken, or decisions made during the executive session. The discussion was limited to the subject stated.

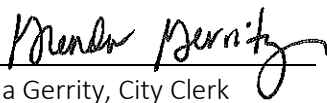
ADJOURN

Motion by Roth, seconded by North, to adjourn.

Motion carried 5-0-0.

The meeting adjourned at 10:08p.m.

Approved by the Governing Body on September 14, 2023.



Glenda Gerrity, City Clerk