

City of Spring Hill, Kansas
Minutes of City Council Regular Session
August 25, 2022

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 25, 2022. The meeting convened at 7:00p.m. with Mayor 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
 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: Ryan Denk, City Attorney
 Tyler Ellsworth, Bond Counsel

INVOCATION

The invocation was given by Pastor Joel Atwell, Grace Community 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

Councilmember Young requested to add a Discussion Item for Semi-Trailer Traffic on 199th Street.

Motion by Roth, seconded by North, to approve the agenda as amended. Motion passed 5-0-0.

PRESENTATION – Financial Audit, Year ended December 31, 2021

Mr. Sean Gordon, Principal Auditor with Gordon C.P.A., presented the City of Spring Hill’s Financial Statement for the year ended December 31, 2021 and reported that they did not have any auditor recommendations to present this year. The auditor issued an unmodified opinion, which is the highest and cleanest opinion that could be issued. Mr. Gordon thanked the City staff for their involvement throughout the audit process.

CITIZEN PARTICIPATION

Bill Peterman, 19431 W. 200th Street, spoke about getting things done right

Frank Moley, 22755 W. 199th Street, spoke about 199th Street

Steve Boswell, 504 N. Jackson, spoke about 199th Street/169 Hwy and water line

PUBLIC HEARING - Revenue Neutral Rate Hearing – Fire District

The Mayor opened the Public Hearing for the Revenue Neutral Rate – Fire District

The Mayor opened the public comment portion of the hearing. There were no comments from the public.

Motion by Roth, seconded by Peel, to approve Resolution No. 2022-R-18, authorizing the City of Spring Hill, Kansas to levy a property tax rate (Fire) exceeding the revenue neutral rate. Motion carried 5-0-0.

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 – 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

Roy Riffel, 20024 Barker Street, Spring Hill

Todd Fitzpatrick, 6225 Kansas Avenue, Kansas City, Kansas

Motion by Roth, seconded by Peel, to approve Resolution No. 2022-R-19, authorizing the City of Spring Hill, Kansas to levy a property tax rate (Non-Fire) exceeding the revenue neutral rate. Motion carried 5-0-0.

The Mayor closed the public hearing.

CONSENT AGENDA

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

- 1. Approval of Minutes: August 11, 2022, Regular Meeting**
- 2. Consider Approval of Special Event Permit: Hooked on Family Fishing Event, Veterans Park**
- 3. Consider Approval of Site Plan Application (SP-000042-2022): SH Victory, LLC, Doggy Day Care, 191st Street and Webster St.**
- 4. Consider Approval of Communication Concepts, Inc. Invoice**
- 5. Consider Approval of Contract: Lincoln Street Concrete Repairs, NewCo Concrete, LLC.**

Motion carried 5-0-0.

FORMAL COUNCIL ACTION

6. Consider Approval of Appropriation Order No. 2022-08-25

Motion by Peel, seconded by North, to approve Appropriation Order No. 2022-08-25.

Motion passed by roll call vote of the City Council 5-0-0 with exception stated by Councilmember Roth. Peel-yes, Young-yes, North-yes, VanHouden-yes, Roth-yes, with the exception that I abstain from any invoices pertaining to J & T Auto.

7. Consider Approval of Ordinance No. 2022-28: Rezoning (PZD-000036-2022), 215th Street and Columbia Road, R-R to RP-1

Motion by Roth, seconded by North, to adopt Ordinance No. 2022-28, for rezoning application PZD-000036-2022 for the described property from R-R to RP-1.

Motion passed by roll call vote of the Governing Body 6-0-0. Roth-yes, Peel-yes, Young-yes, North-yes, VanHouden-yes, Berkey-yes.

8. Consider Water and Sewer Refund to Johnson County Fire District No. 2

Motion by Roth, seconded by Young, to approve the refund to Johnson County Fire District No. 2 in the amount of \$2,437.46 for the sewer charges and authorize staff to process the credit to the account and to discontinue billing sewer and to table the water billing discussion for further research.

Motion carried 5-0-0.

9. Consider Approval of Project and Budgeted Transfers

Motion by Young, seconded by VanHouden, to authorize staff to transfer of \$1,065,530 to the debt service fund from the Special Sales Tax – City Fund, the Excise Tax Fund, the Water Fund and the Wastewater fund in the amount needed for the 2022 debt service payments and approved projects; and transfer \$707,740 to the Capital Project Fund from Excise tax for the City's contribution for two projects, as stated.

Motion carried 4-0-0 (Councilmember Roth stepped out and was not present for the vote.)

10. Consider Approval of Agreement for Construction Material Testing for 2022 Intersection Improvements and Lincoln Street Emergency Repairs with Kaw Valley Engineering

Motion by Roth, seconded by North, to approve the proposal received from Kaw Valley Engineering for 2022 Material Testing in the amount of \$8,865.00 and authorize the Mayor and City staff to execute the agreement.

Motion carried 5-0-0.

DISCUSSION

11. 199th Street

The Governing Body discussed the traffic along 199th Street through Spring Hill city limits. After discussion, staff was directed to research options for what the City can do with semi-trailer/truck traffic along 199th Street in Spring Hill city limits.

ANNOUNCEMENTS AND REPORTS

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

EXECUTIVE SESSION

Motion by Roth, seconded by North, that the City Council recess into executive session for fifteen (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 8:45p.m. No formal action is anticipated following the session. Persons to be in attendance are the following: Ryan Denk, City Attorney, Lane Massey, City Administrator, Patrick Burton, Community Development Director, Rhonda Dunn, Finance Director, Ashley Wood, Deputy City Clerk and Tyler Ellsworth, Bond Counsel.

The meeting recessed at 8:25p.m. with the executive session to begin at 8:30p.m.

The Mayor stated, let the record reflect that the Governing Body reconvened into the open meeting at 8:45p.m. No votes were taken, or decisions made during the executive session. The discussion was limited to the subjects stated.

ADJOURN

Motion by Roth, seconded by Peel, to adjourn.

The meeting adjourned at 8:46p.m.

/s/ Glenda Gerrity
Glenda Gerrity, City Clerk

Approved by the Governing Body on September 8, 2022.