

City of Spring Hill, Kansas
Minutes of City Council Regular Session
August 27, 2020

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 27, 2020. The meeting convened at 7:00p.m. with Mayor Ellis presiding and Glenda Gerrity, City Clerk, recording.

Councilmembers in attendance: Steve Owen
 Tyler Graves
 Chad Eckert
 Andrea Hughes

Councilmembers absent: Chris Leaton

Staff in attendance: Jim Hendershot, City Administrator
 Melanie Landis, Asst. City Administrator
 Cindy Henson, Chief of Police
 Patrick Burton, Community Development Director
 Antwone Smoot, I.T. Specialist

Consultants in attendance: Frank Jenkins, City Attorney
 Tyler Ellsworth, Bond Counsel, Kutak Rock, via telephone
 Ben Hart, Financial Consultant, Baker Tilly, via telephone
 Greg Kendal, Sr. Project Engineer, Lamp Rynearson

INVOCATION

The invocation was given by Pastor Jack Smith, Spring Hill Baptist 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

It was moved by Eckert, seconded by Owen, to approve the agenda as presented. Motion carried 4-0-0.

CITIZEN PARTICIPATION

The following individuals made public comment:

- Bill Peterman, spoke regarding money, specifically the gathering and approval of unused tax money and City owned property that is leased for farming.
Mayor Ellis requested Mr. Hendershot to address this and place the response online.
- Roger Welsh, spoke regarding the City Council and City Boards.
- Roy Riffel, spoke regarding City Council.
- Kevin Herndon, spoke regarding in support of agenda Item 8, Spring Hill Middle School #3.
- Steve Boswell, spoke regarding legal fees, communication and code violations on City owned property.

Mayor Ellis requested Mr. Hendershot to address the city property violations within the next seven days and if violations exist, to correct them immediately and completed by close of business on September 4, 2020. The Mayor also requested that a report of these findings be posted online.

PRESENTATION:

Financial Advisor, Ben Hart with Baker Tilly, and Bond Counsel, Tyler Ellsworth with Kutak Rock, reviewed the Fundamentals of Kansas economic development finance. They presented the advantages and disadvantages of the following tools: Community Improvement District (CID), Transportation Development District (TDD), Tax Increment Financing (TIF), Special Assessment District and Property Tax Abatement

CONSENT AGENDA

It was moved by Eckert, seconded by Owen, to approve the consent agenda.

1. Approval of Minutes: May 28, 2020, Regular Meeting
2. Approval of Minutes: June 11, 2020, Regular Meeting
3. Approval of Minutes: July 23, 2020, Regular Meeting
4. Approval of Minutes: July 27, 2020, Special Meeting
5. Approval of Minutes: August 13, 2020, Regular Meeting
6. Appropriation Order No. 2020-08-27
7. Consider Approval of Purchase for Influent Pump #3 at Wastewater Treatment Plant
8. Consider Approval of Final Plat (PLAT-000016-2020): 18685 W. 191st Street, Spring Hill Middle School #3, Spring Hill School District
9. Consider Approval of Agreement: Facility Usage Agreement, Nutrition Program, Johnson County, Kansas
10. Consider Approval to Exchange Federal Funds Under the Federal-Aid Fund Exchange Master Agreement

Motion carried 4-0-0.

FORMAL COUNCIL ACTION

11. Resolution No. 2020-R-14: Adopting 2021-2025 Capital Improvement Program (CIP)

Introduced by Mayor Ellis and presented by Assistant City Administrator Melanie Landis.

Following Council discussion, **it was moved by Eckert, seconded by Graves, to approve Resolution 2020-R-14 adopting the 2021-2025 Capital Improvement Program (CIP). Motion carried 4-0-0.**

12. Resolution No. 2020-R-15: Authorizing the City of Spring Hill to Construct Certain Main Trafficway Improvements and Authorizing the Issuance of General Obligation Bonds of the City to Pay the Costs Thereof

Introduced by Mayor Ellis and presented by Assistant City Administrator Melanie Landis.

It was moved by Eckert, seconded by Owen, to approve Resolution 2020-R-15. Motion carried 4-0-0.

13. Resolution No. 2020-R-16: Authorizing the Public Sale of Approximately \$3,125,000 Principal Amount of General Obligation Temporary Notes, Series 2020A

Introduced by Mayor Ellis and presented by Assistant City Administrator Melanie Landis.

Staff recommended approval of the resolution authorizing the public sale of approximately \$3,125,000 principal amount of general obligation temporary notes, 2020A, of the City of Spring Hill, Kansas.

Following discussion, **it was moved by Eckert, seconded by Owen, to approve Resolution 2020-R-16, as stated. Motion carried 4-0-0.**

14. Consider Ordinance No. 2020-12: Conditional Use Permit (CUP-000014-2020), 18685 W. 191st Street, Spring Hill Middle School, #3, Spring Hill School District

Introduced by Mayor Ellis and presented by Community Development Director Patrick Burton.

Staff recommended approval of the conditional use permit to include the revised site plan that connects the west parking lots and adding a turn lane on Ridgeview, at the 193rd Street intersection. Additionally, the City apply the School District excise tax to fund a portion of these improvements, and the School District will pay the other portion. The City would also take the lead on these improvements due to the 2-year maintenance bond and the project is in the right-of-way.

Following Council discussion, **it was moved by Owen, seconded by Eckert, to approve Ordinance No. 2020-12.**

Motion was amended by Owen, amended second by Eckert, include that the City and School District will join in placing the turn lane on Ridgeview at 193rd Street, as stated by staff.

Motion carried by roll of the Governing Body 5-0-0. Eckert-yes, Owen-yes, Graves-yes, Hughes-yes, Mayor-yes.

- 15. Consider Approval of Addendum 4.3a: Recreation Complex Lease, Spring Hill Recreation Commission**
Introduced by Mayor Ellis and presented by City Administrator Jim Hendershot.

Councilmember Eckert stepped out of the Council Chambers.

It was moved by Owen, seconded by Graves, to approve the Addendum (adding section) 4.3a for the Recreation Complex Lease. Motion carried 3-0-0. (Councilmember Eckert was not present for the vote.)

Councilmember Eckert returned to the Council Chambers.

- 16. Consider Approval of Bid for Wastewater Treatment Plant Aeration and Clarification Equipment Replacement submitted by Mega KC Industries**

Introduced by Mayor Ellis and presented by Sr. Project Engineer, Greg Kendal with Lamp Rynearson, the City's Engineering Firm.

Mr. Kendal recommended to approve the bid from Mega KC Industries for \$436,400 and execution of the Notice of Award.

It was moved by Eckert, seconded by Owen, to approve as stated. Motion carried 4-0-0.

- 17. Consider Ordinance No. 2020-13: Amending Ordinance No. 2018-13 Related to Managing the Use and Occupancy of Public Right-of-Way**

Introduced by Mayor Ellis and presented by City Administrator Jim Hendershot.

Following discussion, it was moved by Eckert, seconded by Owen, to approve Ordinance 2020-13. Motion carried by roll of the City Council 4-0-0. (Hughes-yes, Eckert-yes, Owen-yes, Graves-yes)

DISCUSSION

- 18. Golf Cart Ordinance**

Introduced by Mayor Ellis and presented by Chief Henson.

After discussion, the Mayor requested that the City Council reach out to their constituency for feedback and post the draft ordinance online. Review the comments and feedback at the first meeting in September and consider the ordinance at the second meeting in September.

- 19. Ethics Policy**

Introduced by Mayor Ellis and presented by City Attorney, Frank Jenkins.

After discussion, the Mayor requested that the City Council review the policy for discussion at the first meeting in October and consider the final policy at the second meeting in October.

20. Spending Plan for Projected Revenue Adjustment Due to COVID19 Impact

Introduced by Mayor Ellis and presented by Assistant City Administrator Melanie Landis.

ANNOUNCEMENTS AND REPORTS

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

ADJOURN

It was moved by Hughes, seconded by Owen, to adjourn. Motion carried 4-0-0.

The meeting adjourned at 9:40p.m.

/gg

Glenda Gerrity, City Clerk

Approved by the Governing Body on September 10, 2020.