



City of Bonner Springs

KANSAS

City Council Meeting Minutes
July 8, 2024

WORKSHOP – 7:00 P.M.

- 1. Budget Workshop - General Fund, Library Fund, and Debt Service** - The finance director reviewed the budget calendar and the Library, Debt Service and General Fund budgets.

CITY COUNCIL MEETING - 7:30 P.M.

Present: Mayor Stephens, Councilmembers Gurley, Reeves, Shannon, Long, Kipp, McMahan and Blanks

Councilmember Wood was absent.

City Staff present: Sean Pederson, City Manager; Amber Vogan, Assistant City Manager; Chris Brake, City Clerk; Tillie LaPlante, Finance Director; Jack Granath, Library director; Tim Richards, Fire Chief; Billy Naff, Police Chief; Mark Lee, Community Development Director; Justine Spease, Recreation Manager and Megan Gilliland, Economic Development Coordinator

Others Present: Tyler Ellsworth, Bond Counsel and Justin Klaudt, City Engineer

Invocation – No invocation presented.

PRESENTATIONS

Bonner Springs Downtown Masterplan – Chris Sanders, Lamar Johnson Collaborative, reviewed the project scope and goals of the Downtown Masterplan.

CITIZEN CONCERNS ABOUT ITEMS NOT ON TODAY'S AGENDA.

- Roger Miller, Wyandotte County Historical Preservation Society – The WCHPS is planning to request that the Unified Government change the name of Wyandotte County Park to "Loren Taylor Park" and asked the city/council to issue a letter or resolution of support for the name change. The City Clerk will create a resolution of support to be presented at the next council meeting.
- Leandra Johnson, 138 S. Nettleton, formally submitted a complaint about having an invocation at City Council Meetings.
- Bryan Zesiger – Introduced himself. He is running for State Senate District 9.
- Dr. Gina Montalbano Zesiger – Introduced herself. She is running for District 4 State Board of Education.

CONSENT AGENDA The City Council will consider consent agenda items by one motion with no discussion unless a councilmember, staff or the audience member requests removal of an item from the consent agenda. The City Council will consider a removed item as the next item after the consent agenda.

Reeves moved and Long seconded to approve the consent agenda as presented. Unanimous approval.

1. Minutes of the June 24, 2024 City Council meeting.
2. Claims for City Operation
3. Public Use Request - Tiblow Trot

OLD BUSINESS - None presented.

NEW BUSINESS -

1. **Public Hearing - Development Plan and Establishment of a Reinvestment Housing Incentive District for The 120 on Oak Apartments** - Shannon moved and Gurley seconded to open the public hearing at 8:35 p.m. Unanimous approval.
McMahan moved and Gurley seconded to close the public hearing at 8:40 p.m. Unanimous approval.
2. **Ordinance to Adopt a Development Plan, Establishing the District, and Approving a Development Agreement for The 120 on Oak Apartments RHID** – Reeves moved and Gurley seconded to adopt an ordinance approving a reinvestment housing incentive district development (RHID) plan, establishing an RHID within the city, and approving a development agreement. Unanimous approval. Ordinance No. 2576.
3. **Developer Agreement for MIH-ARPA Grant for The 120 on Oak Apartments** - Shannon moved and Blanks seconded to approve a Developer Agreement for a MIH-ARPA Grant for The 120 on Oak Apartments project as presented.
4. **Resolution of Intent to Issue Industrial Revenue Bonds for Sales Tax Exemption for the 120 on Oak Apartments** - Gurley moved and Long seconded to adopt a Resolution of Intent to Issue Industrial Revenue Bonds for Sales Tax Exemption for the 120 on Oak Apartments as presented. Unanimous approval. Resolution No. 2024-10.
5. **Memorandum of Understanding with Wyandotte Behavioral Health Network for 988 Services** - Blanks moved and Reeves seconded to authorize the City Manager to initiate an MOU with Wyandotte Behavioral Health Network for 988 Services within the City of Bonner Springs. Unanimous approval.
6. **School Resource Officer Agreement with USD 204** - Shannon moved and McMahan seconded to authorize the City Manager to execute a contract agreement with USD 204 for the School Resource Officer program. Unanimous approval.
7. **BSZO-01-24 - Unified Development Ordinance amendment - Accessory Building Limitations** - Reeves moved and Long seconded to adopt an ordinance approving the amendments to the Unified Development Ordinance regarding size limitations placed on residential accessory structures. Unanimous approval. Ordinance No. 2574.
8. **BSZO-02-24 - Unified Development Ordinance Amendment - Table of Allowed Uses Amendments** – Blanks moved and McMahan seconded to adopt an ordinance approving the amendments to the Unified Development Ordinance Table of Allowed Uses. Unanimous approval. Ordinance No. 2575.
9. **138th Street Project - Resolution for Authority to Award Contract** - Gurley moved and McMahan seconded to adopt a resolution to award the contract, and to commit city funds for improvements to 138th Street in the amount of \$1,190,000. Unanimous approval. Resolution No. 2024-11.

10. **Notice of Intent to Exceed the Revenue Neutral Rate** - Shannon moved and Blanks seconded to authorize City staff to notify the County Clerk of the City's intent to exceed the Revenue Neutral Rate, maintaining the current mill levy rate of 39.871 and set a Public Hearing for August 26, 2024, to hear comments on exceeding the Revenue Neutral Rate. Motion Carried on a vote of 7 to 1. Kipp dissented.
11. **Executive Session For Non-Elected Personnel Matters Pursuant to Exception K.S.A. 75-4319(b)(1) –**
 1. Gurley moved and Shannon seconded to go into executive session to discuss non-elected personnel matters pursuant to exception, K.S.A.75-4319(b)(1). The open meeting will resume in the Council Chamber at 9:40 p.m.
 2. Gurley moved and Shannon seconded to resume the open meeting with no action taken at 9:48 p.m.

REPORTS

1. **City Manager's Report** – The City requested additional funding through MARC for walkability study. A feedback page through MARC is available online. The World Cup Readiness Task Force for Wyandotte County has an interest form available If you have an interest in participating
A Spring Creek Flood Risk information session will take place at City Hall on July 18th from 3-7pm. Presentations will be at 4 and 6 pm. See the City newsletter for more information.
2. **City Council Items**
 - Shannon stated the ramp from southbound K-7 to Front Street needs attention. There is a pothole on Metropolitan between Lakewood and Nettleton.
 - Gurley thanked everyone involved in Bonner Blast.
 - Blanks said the food trucks did well at Bonner Blast, people had a good time and the fireworks display awesome. Thanked Megan Gilliland and Frank Vogan for their help. Stated Country Stampede went well.
 - Reeves stated the cemetery maintenance road in rough, the avenue of flags was not up for the 4th of July and there is a pothole on Metropolitan.
3. **Mayor's Report** – The Mayor stated the VFW presented to the colors at the City Band Concert for Bonner Blast, the City Band did a phenomenal job and our community is lucky to have them.

ADJOURNMENT - Reeves moved and Blanks seconded to adjourn the meeting at 9:58 p.m.
Unanimous approval

Christina Brake, City Clerk