

City of Spring Hill, Kansas
Minutes of City Council Regular Session
January 14, 2016

A Regular Session of the City Council was held in the Spring Hill Civic Center, 401 N. Madison, Council Chambers, Spring Hill, Kansas, on January 14, 2016. The meeting convened at 7:00p.m. with Mayor Ellis presiding, and Glenda Gerrity, City Clerk recording.

Councilmembers in attendance: Chris Leaton
Floyd Koder
Chad Eckert
Andrea Hughes

Councilmembers absent: Clint Gillis

Staff in attendance: City Administrator Jonathan Roberts
Police Chief Richard Mann
Finance Director Melanie Landis
Community Development Director Jim Hendershot

Consultants in attendance: City Attorney Frank Jenkins
City Bond Advisor, Tyler Ellsworth, Kutak Rock
City Financial Advisor, Tom Kaleko, Springsted

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 Leaton, seconded by Eckert, to approve the agenda as presented. Motion carried 4-0-0

CONSENT AGENDA:

Motion by Leaton, seconded by Eckert, to approve the Consent Agenda as presented.

1. **Approval of Minutes: December 10, 2015**
2. **Appropriation Order 2016-01-14**
3. **Consider Approval for Letter of Engagement for December 31, 2015 Financials, Mize & Houser Company, P.A.**
4. **Consider Approval of Contract: Bi-Annual Generator Service Work, Cummins Central Power**
5. **Consider Approval of Change Order No. 3: BNSF Utility Adjustments, Westland Construction**
6. **Consider Approval of Revised Exhibit A attached to BNSF Permit No. F50373 dated March 29, 1951, relating to a City 8" water line crossing railroad tracks**
7. **Consider Approval of Site Plan: SP-04-15, Spring Hill Mini Storage, Strickland Construction**
8. **Consider Approval of Improvement Agreement: Village on Victory III, MCK Partnership, LLC**
9. **Consider Approval of Final Plat: FP-04-15, Village on Victory III, MCK Partnership, LLC**

Motion carried 4-0-0.

FORMAL COUNCIL ACTION

10. **Ordinance No. 2016-01: Authorizing the Issuance and Delivery of \$~~543,000~~ [539,000] Principal amount of General Obligation Bonds, Series 2016A (Taxable Under Federal Law), and providing for the Levy and Collection of an Annual Tax for the Purpose of Paying the Principal of and Interest on the Bonds as they become due**

The Finance Director presented the ordinance that authorizes the issuance and delivery of taxable general obligation improvement bonds, Series 2016A, for the improvements made to the existing water tower. The principal amount for the project is \$539,000 which is lower than the original estimate of \$543,000. The City's Bond Counsel,

Mr. Tyler Ellsworth with Kutak Rock, and Financial Consultant, Mr. Tom Kaleko with Springsted, assisted the City in preparing the ordinance and bond sale.

Mr. Kaleko reported that the City solicited three bids and received two bids at Noon on January 14, 2016. The winning bid was submitted by Commerce Bank with a 3.54% taxable issue for 10 years. Mr. Kaleko also reported that since this was a relatively small sale and to save on fees, they did a limited competitive sale, which basically means RFP's were sent to three banks and received two bids. Mr. Kaleko is pleased with the rate and recommends awarding the bonds to Commerce Bank.

Motion by Leaton, seconded by Eckert, to approve Ordinance No. 2016-01 authorizing the issuance and delivery of \$539,000 principal amount of General Obligation Bonds, Series 2016A. Motion carried by roll of the City Council 4-0-0. Koder-yea, Hughes-yea, Leaton-yea, Eckert-yea.

11. Resolution No. 2016-R-01: Prescribing the form and details of and authorizing the delivery of \$~~543,000~~ [539,000] Principal amount of General Obligation Bonds, Series 2016A (Taxable under Federal Law), of the City of Spring Hill, Kansas, previously authorized by an ordinance of the City

The Finance Director presented the resolution prescribing the form and details of and authorizing the delivery of \$539,000 principal amount of general obligation bonds, Series 2016A (Taxable under Federal Law), of the City of Spring Hill, Kansas, previously authorized by Ordinance 2016-01.

The ordinance authorized the Governing Body of the City to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Bonds.

Motion by Leaton, seconded by Eckert, to approve Resolution 2016-R-01 prescribing the form and details of and authorizing the delivery of \$539,000 principal amount of general obligation bonds. Motion carried 4-0-0.

12. Resolution No. 2016-R-02: Consider approving acquisition of easements for the Wilson Street Storm Sewer Project Phase III

The City Attorney presented the resolution to consider approving acquisition of easements for the Wilson Street Storm Sewer Project, Phase III.

John Amrein, the City's land acquisition agent, has concluded negotiations with designated landowners. The compensation amounts are within the settlement authority approved by the City Council. Land acquisition costs are paid from USDA loan/bond issue funds. Mr. Amrein's recommendation is for approval of the acceptance of the easements and payment of compensation.

Motion by Leaton, seconded by Eckert, to approve Resolution 2016-R-02. Motion carried 4-0-0.

EXECUTIVE SESSION – Attorney-Client Privilege Exception

13. Motion by Leaton, seconded by Eckert, to recess into Executive Session for 10 minutes under the Attorney-Client Privileged Exception to the Kansas Open Meetings Act: Subject – Pending and Anticipated litigation. The following persons are to be in attendance: City Administrator and City Attorney. Motion carried 4-0-0.

The meeting recessed at 7:13p.m.

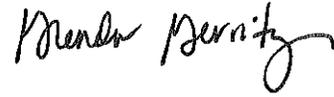
The meeting reconvened at 7:23p.m. with everyone present.

Mayor Ellis announced that no votes were taken or decisions made during the executive session. The discussion was limited to the subject stated.

ADJOURN

Motion by Leaton, seconded by Eckert, to adjourn.

The meeting adjourned at 7:24p.m.



Glenda Gerrity, City Clerk

Approved by the City Council on January 28, 2016.