

City of Spring Hill, Kansas
Minutes of City Council Regular Session
January 26, 2017

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 26, 2017. The meeting convened at 7:06pm with Mayor Ellis presiding, and Natalie Lazenby, Deputy City Clerk recording.

Councilmembers in attendance: Clint Gillis
 Floyd Koder
 Andrea Hughes

Councilmembers absent: Chris Leaton
 Scott Snavelly

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
 Bond Counsel Tyler Ellsworth

ROLL CALL

The Deputy City Clerk called the roll of the City Council. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

There were no changes to the agenda, therefore, the Mayor requested a motion to approve the agenda as presented.

Motion by Koder, seconded by Gillis, to approve the agenda. Motion carried 3-0-0

PUBLIC PARTICIPATION

Mr. Matt Gough stated that if during item no.6 the Governing Body had any questions, he would be happy to answer them.

PRESENTATIONS:

Street and Pavement Survey Results

Mr. Greg Stevenson of Stantec Consulting Services, Inc., presented the findings of the city wide assessment that was conducted to assess the condition of our roads. Stantec compiled information from street scans using a software program that factors the level of distress and other pavement characteristics of the street system to determine the pavement condition index (PCI), which helps categorize each road segment to identify possible treatment methods and costs.

After a pavement condition assessment on approximately 96.5 lane-miles of City roads, the network average Pavement Condition Index for the City of Spring Hill was found to be PCI=55. In general terms the road network is in "Poor" condition and operating at an "Unsatisfactory" level of service based on industry standards.

The City's current PCI is predominately influenced on the amount of load associated cracking (Alligator Cracking). This distress is indicative of roads that are showing varying levels of structural related issues. As time goes on and traffic levels increase, roads with structural related problems will have a greater rate of deterioration and will require more costly treatments to bring them to an acceptable level of service.

The current condition of the City streets indicates that existing funding levels are insufficient to maintain the network at an adequate level of service (i.e. PCI>70). Specifically for the City of Spring Hill, it was estimated that approximately \$5.0 Million worth of practical maintenance and rehabilitation (M&R) treatments are required on the City streets. Only an increase in pavement maintenance and rehabilitation funding will improve the overall condition of the City's road network. However, at the same time, the City should consider experimenting and implementing Pavement Preservation techniques such as surface treatments and thin overlays (Micro-surface) on roads that are currently in "Fair" to "Good" condition.

Although a difficult approach to explain to residents that live on streets in poor condition, studies have shown that over time, addressing and maintaining streets that are at a PCI>60 is more cost effective than using up available funding for Mill and Overlays or Reconstruction.

Mill and Overlays should be targeted to higher volume roads and done in conjunction with base repairs in order to maximize the cost effectiveness of the treatment. Where appropriate, localized patching and base repairs can be used as Stop Gap measures to address those roads that are in the worst condition until such time as they can be included in a Mill and Overlay program, or Capital works program that will address other related road infrastructure, such as sewer and water, at the same time.

Councilman Gillis asked Trent Wempe, Street Superintendent, if this survey was done prior to the repairs done on Victory Road? Mr. Wempe noted that the repairs to Victory Road were done after the survey was conducted.

The Interim Public Works Director stated that we will utilize this information to develop a multi-year maintenance program.

Mayor Ellis acknowledged that the condition of the roads has declined. During the recent recession, surrounding communities chose to raise their taxes, while Spring Hill chose to maintain a steady mill levy. Our day of reckoning has come.

CONSENT AGENDA:

Motion by Koder, seconded by Gillis, to approve the Consent Agenda as presented.

1. **Approval of Minutes: January 12,, 2017, Regular Meeting**
2. **Consider Approval of Site Plan: SP-03-16, Retail Firework Sales (seasonal) & Event Space, Lot 12 – NE corner of US 169 Hwy. & 191st St., Mr. Chris Coulson, Hometown Development, LLC**
3. **Consider Approval of Site Plan: SP-04-16, Spring Hill Elementary School Gym Addition, 300 S. Webster St., Mr. David Contag, DLR Group**
4. **Consider Approval of Site Plan: SP-05-16, Spring Hill High School Expansion (Phase 1), 19701 S. Ridgeview Rd., Mr. David Contag, DLR Group**

Motion carried 3-0-0.

EXECUTIVE SESSION – Attorney-Client Privilege Exception

5. **Motion by** Koder, seconded by Gillis, to recess into Executive Session for 15 minutes under the Attorney/Client Exception to the Kansas Open Meetings Act- Subject: Blackhawk Apartment IRB. The following persons are to be in attendance: Jonathan Roberts, City Administrator, Melanie Landis, Director of Finance, Tyler Ellsworth, Bond Counsel, and Frank Jenkins, City Attorney. Motion carried 3-0-0

The meeting recessed at 7:30pm with the executive session beginning at 7:35pm.

The meeting reconvened at 7:51pm 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.

Motion by Koder, seconded by Gillis, to extend the executive session for 10 minutes. Motion carried 3-0-0

The meeting recessed at 7:52pm
The meeting reconvened at 8:02pm 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.

FORMAL COUNCIL ACTION

6. **Ordinance No. 2017-02: Authorizing Industrial Revenue Bonds (taxable under federal law), Series 2017 (Blackhawk Apartments, Phase I) in the aggregate principal amount not to exceed \$11,960,000**

The Finance Director presented the ordinance authorizing the City of Spring Hill, KS, to issue its industrial revenue bonds (taxable under federal law), Series 2017 (Blackhawk Apartments, Phase I), in the aggregate principal amount not to exceed \$11,960,000 for the purpose of financing a portion of the cost of acquiring, constructing and equipping a multifamily housing facility; authorizing the execution of certain documents in connection with the issuance of the bonds.

Motion by Koder, seconded by Gillis, to approve Ordinance No. 2017-02 authorizing the City of Spring Hill, KS, to issue its industrial revenue bonds (taxable under federal law), Series 2017 (Blackhawk Apartments, Phase I), in the aggregate principal amount not to exceed \$11,960,000 for the purpose of financing a portion of the cost of acquiring, constructing and equipping a multifamily housing facility; authorizing the execution of certain documents in connection with the issuance of the bonds. Motion carried 3-0-0.

7. **Appropriation Order 2017-01-26**

Motion by Koder, seconded by Hughes, to approve Appropriation Order No. 2017-01-26.

Motion carried 2-0-1 (Gillis). Mr. Gillis abstained due to a conflict of interest since his business was a payee in the appropriation order.

8. **Consider Approval of Resolution No. 2017-R-01 and Job Descriptions: Range of salaries of various City officers and employees, and Job Descriptions for Facility Manager and Swim Instructor**

The Finance Director Presented the Resolution providing for the range of salaries of various City officers and employees of the City of Spring Hill, Kansas pursuant to Section 1-401 of the Spring Hill Municipal Code.

The proposed Pay Resolution adds the position of Facility Manager to the list of current job titles. The Swim Instructor position is already included under Seasonal/Temporary.

Motion by Koder, seconded by Gillis, to approve Resolution 2017-R-01 and the proposed job description of Facility Manager and Swim Instructor. Motion carried 3-0-0

EXECUTIVE SESSION – Attorney-Client Privilege Exception –Johnson County Fire District No. 2-Contract

9. **Motion by** Koder, seconded by Gillis, to recess into Executive Session for 10 minutes under the Attorney/Client Exception to the Kansas Open Meetings Act- Subject: Johnson County Fire District No. 2-Contract. The following persons are to be in attendance: Jonathan Roberts, City Administrator, Melanie Landis, Director of Finance, and Frank Jenkins, City Attorney. Motion carried 3-0-0

The meeting recessed at 8:20pm with the executive session beginning at 8:25pm.

The meeting reconvened at 8:35pm 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 Koder, seconded by Gillis, to adjourn.

The meeting adjourned at 8:36p.m.

/s/ Natalie Lazenby
Natalie Lazenby, Deputy City Clerk

Approved by the Governing Body on February 9, 2017.