

City of Edgerton, Kansas
Minutes of City Council Regular Session
August 11, 2016

A Regular Session of the City Council was held in the Edgerton City Hall, 404 E. Nelson, Edgerton, Kansas on August 11, 2016. The meeting convened at 7:00 p.m. with Mayor Roberts presiding, and City Clerk Janeice L. Rawles recording.

1. ROLL CALL

Charlie Troutner	present
Darius Crist	present
Clay Longanecker	present
Cindy Crooks	present
Jody Brown	present

With a quorum present, the meeting commenced.

Staff in attendance: City Administrator Beth Linn
 Community Development Director Kenny Cook
 City Attorney Patrick Reavey
 Public Works Superintendent Trey Whitaker
 Accountant Karen Kindle
 Parks & Recreation Coordinator Tegan Meadors

2. WELCOME

3. PLEDGE OF ALLEGIANCE

CONSENT AGENDA

4. The agenda for August 11, 2016 was considered.
5. City Council meeting Minutes of July 28, 2016 was considered.

Motion by Crooks, seconded by Longanecker, to approve Consent Agenda items No. 4 and 5.

Motion was approved, 5-0.

6. Change Order Nos. 2 and 3 for Waverly Road project were removed for separate consideration.

Councilmember Troutner requested Item 6 be removed. Mr. Troutner stated need of the copies for the changes. It was noted the change for No. 2 is updated costs for utilities and No. 3 is for redesign of the 196th Street cul-de-sac.

Motion by Brown , seconded by Troutner, to approve the Consent Agenda Item No. 6.

Motion was approved, 5-0.

7. PUBLIC COMMENTS

Mike Sleister stated the minutes do not include enough details about the raises. He noted this town is small and has the same wages as cities 50 to 75 percent larger.

Mayor Roberts indicated there were no raises. He noted the action was for salary/wage brackets and stated these ranges should be for this size town and not big cities.

8. DECLARATION

none

BUSINESS REQUIRING ACTION

2017 BUDGET PUBLIC HEARING

9. A PUBLIC HEARING REGARDING THE RECOMMENDED 2017 BUDGET WAS CONSIDERED.

City Administrator Beth Linn overviewed the proposed budget which included the following funds: General, Water, Sewer, Special Highway, Special Parks and Recreation, Bonds and Interest. She noted within this request, three new positions were included: Finance Director, Maintenance Tech II, and CIP Project Manager.

Mayor Roberts opened the public hearing at 7:17 p.m.

No one appeared to oppose or support.

The public hearing was closed at 7:18 p.m.

Mayor Roberts thanked city staff and Council for input.

2017 BUDGET

10. THE RECOMMENDED BUDGET FOR 2017 WAS CONSIDERED.

Motion by Crooks, seconded by Crist, to approve the recommended budget for 2017.

Motion was approved, 5-0.

2016 BUDGET AMENDMENT

11. A PUBLIC HEARING REGARDING AMENDMENT TO 2016 SPECIAL HIGHWAY FUND BUDGET WAS CONSIDERED.

Ms. Linn overviewed the need for the amendment indicating an increase in the City's share of the Sunflower Road CARS Project as well as annual street maintenance rescheduled from 2015.

The public hearing was opened at 7:20 p.m.

No one appeared with comment or questions.

The hearing was closed at 7:21 p.m.

2016 SPECIAL HIGHWAY FUND BUDGET

12. AN AMENDMENT TO THE 2016 SPECIAL HIGHWAY FUND BUDGET WAS CONSIDERED.

Motion by Longanecker, seconded by Crooks, to approve the amendment to the 2016 Special Highway Fund Budget.

Motion was approved, 5-0.

INDUSTRIAL REVENUE BONDS – AUTHORIZATION

13. ORDINANCE NO. 1026 AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ISSUE INDUSTRIAL REVENUE BONDS (ELHC XXXII, LLC PROJECT) SERIES 2016, IN AN AGGREGATE MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED \$38,250,000, FOR THE PURPOSE OF FINANCING A WAREHOUSE AND DISTRIBUTION FACILITY; AUTHORIZING THE CITY TO ENTER INTO A TRUST INDENTURE WITH UMB BANK, NB.A., AS TRUSTEE; AUTHORIZING THE CITY TO ENTER INTO A BASE LEASE AND LEASE AGREEMENT WITH ELHC XXXII, LLC; AND AUTHORIZING AND APPROVING THE EXECUTION OF ADDITIONAL DOCUMENTS AND THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS WAS CONSIDERED.

Scott Anderson, City's Bond Attorney, reviewed the project, which is located west of the Water Tower located in the Logistics Park.

Mike Sleister spoke about the taxes on bonds.

Motion by Brown, seconded by Crooks, to approve Ordinance No. 1026.

Motion was approved, 5-0.

INDUSTRIAL REVENUE BONDS – AUTHORIZATION

14. ORDINANCE NO. 1027 AUTHORIZING THE CITY OF EDGERTON, KANSAS, TO ISSUE INDUSTRIAL REVENUE BONDS (ELHC XXXIII, LLC PROJECT) SERIES 2016, IN AN AGGREGATE MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED \$46,350,000, FOR THE PURPOSE OF FINANCING A WAREHOUSE AND DISTRIBUTION FACILITY; AUTHORIZING THE CITY TO ENTER INTO A TRUST INDENTURE WITH UMB BANK, NB.A., AS TRUSTEE; AUTHORIZING THE CITY TO ENTER INTO A BASE LEASE AND LEASE AGREEMENT WITH ELHC XXXIII, LLC; AND AUTHORIZING AND APPROVING THE EXECUTION OF ADDITIONAL DOCUMENTS AND THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS WAS CONSIDERED.

Mr. Anderson overviewed the project. There were no questions or comments.

Motion by Longanecker, seconded by Brown, to approve Ordinance No. 1027.

Motion was approved, 5-0.

GENERAL OBLIGATION BONDS

15. ENGAGEMENT OF ROBERT W. BAIRD & CO. INCORPORATED AS UNDERWRITER OF THE CITY'S \$250,000 (PRELIMINARY) GENERAL OBLIGATIONS BONDS, SERIES 2016-B WAS CONSIDERED.

Jeff White, Columbia Capital, and Gina Riekhof, Gilmore & Bell, were present.

Mr. White informed the Council that due to an error, the amount issued in General Obligation Bonds, Series 2016 was short of the amount needed for the improvement projects. Robert W. Baird & Co. Incorporated (Baird) is the underwriter of the 2016 bonds, et. al, Staff recommends engaging Baird to underwrite Series 2016-B on a negotiated basis.

Mr. White indicated his firm would cover any extra expenses.

Motion by Crooks, seconded by Brown, to approve Robert W. Baird & Co. Incorporated as underwriter of General Obligation Bonds, Series 2016-B.

Motion was approved, 5-0.

ANNEXATION

16. ORDINANCE NO. 1028 AMENDING ORDINANCE NO. 998 ANNEXING LAND OWNED BY EDGERTON LAND HOLDING COMPANY INTO THE CITY OF EDGERTON, KANSAS WAS CONSIDERED.

Kenneth Cook, Community Development Director, informed the Council the ordinance approved on April 23, 2015 was the result of an application from Edgerton Land Holding Company. He noted the property is located at 18501 Waverly Road. He indicated staff was reviewing the requests for a preliminary plat and site plan for Inland Port VII and VIII, and it was found the original description included in the annexation excluded the right-of-way. Mr. Cook noted that a strip of ground located within the Waverly Road and 183rd Street is technically located outside city boundary. It was noted tonight's action will bring the right-of-way into the City.

Motion by Longanecker, seconded by Troutner, to approve Ordinance No. 1028.

Motion was approved, 5-0.

PARK FACILITIES

17. UPDATING OF THE PARKS AND RECREATION RESERVATION REQUEST FORM FOR PARK FACILITIES WAS CONSIDERED.

Tegan Meadors, Parks and Recreation Coordinator, spoke about current fees. He overviewed requested changes and noted another policy would be presented to the Council prior to February 2017 which would include a rental policy study of nearby communities.

The members were informed the City Attorney needs to approve the Liability Release which is also updated.

The Council discussed the matter and indicated this is a great start.

Motion by Crooks, seconded by Crist, to approve the request form, adding an option for non-profits to use the ballfields and no time restrictions.

Motion was approved, 5-0.

**18. REPORT BY THE CITY ADMINISTRATOR
PROJECTS**

- Ms. Linn overviewed the 207th Street Bridge Separation project. She noted the design process would begin in late 2016 with construction to begin in 2020. Ms. Linn overviewed the CARS process, which is several years out. She also indicated if the City pursues using Mid-America Regional Council (MARC) funds for 2019-2020, the preliminary funds are \$505,000. She noted if this is the option, then KDOT manages the project and the charge to the City would be approximately \$750,000.00. She questioned if this is worth it or not. The consensus from the Council was to go forward and keep the members posted.

PERSONNEL

- Ms. Linn reviewed the job description for the proposed CIP Project Manager.

Motion by Crooks, seconded by Longanecker, to approve the job description pending approval from the City Attorney. Motion was approved, 5-0.

EVENTS

- The City Administrator spoke about the Gardner Edgerton Sporting Clay Tournament, scheduled for September 16, 2016. She overviewed the levels of support. The consensus of the Council was to support the event as a station sponsor.






Motion by Longanecker, seconded by Brown, to approve an expenditure of \$150.00 for support as a station sponsor of the event. Motion was approved, 5-0.

PARKS & RECREATION

- Ms. Linn informed the Council that she and the Parks and Recreation Coordinator attended the Johnson County Parks & Recreation meeting regarding future park plan on August 8, 2016. After brief discussion, it was noted this plan is difficult to access on the county's park website. Staff will add a link from the City's Parks and Recreation website to the county's website.
- The City Administrator reported the Johnson County Community College Trustees, the mayor, and she toured the LPKC and Intermodal facility. She indicated they were all very impressed.

19. REPORT BY THE MAYOR

20. FUTURE MEETING/EVENT REMINDERS

-  August 17th Noon – Senior Lunch
-  August 20th – Food Pantry at Methodist Church
-  August 25th 7:00 pm – City Council Meeting
-  September 5th Labor Day – City Offices Closed
-  Week of September 5th – Trash Collection THURSDAY

EXECUTIVE SESSION – REAL PROPERTY ACQUISITION

21. CONSIDER RECESSING INTO EXECUTIVE SESSION PURSUANT TO K.S.A. 75-4319 (b)(6) FOR PRELIMINARY DISCUSSION RELATED TO ACQUISITION OF REAL PROPERTY TO INCLUDE CITY

ATTORNEY, CITY ADMINISTRATOR, AND COMMUNITY DEVELOPMENT DIRECTOR WAS CONSIDERED.

Motion by Crooks, seconded by Crist, to recess into executive session for ten minutes, to include the City Attorney, City Administrator, and Community Development Director.

Motion was approved, 5-0. The meeting recessed at 8:35 p.m.

Motion by Crooks, seconded by Brown, to return to regular session, noting the City Attorney attended via phone connection and was alone during the entire executive session, adding no action taken.

Motion was approved, 5-0.

The meeting reconvened at 8:46 p.m.

22. ADDITIONAL ITEMS

Mr. Crist offered congratulations to citizen Donna Bratton as Johnson County Citizen of the Year and honored as Grand Marshall of the parade at Johnson County Fair parade at Gardner, Kansas on Saturday, August 6, 2016

Commercial development along Homestead Lane was discussed.

Mr. Cook spoke about a joint meeting between the Planning Commission and City Council. It was noted the next scheduled meeting of the Planning Commission is September 13, 2016 at 7:00 p.m. Several other dates for the meeting were discussed. More information will be available in the future.

16. ADJOURN

Motion by Crooks, seconded by Crist, to adjourn the meeting.

Motion was approved, 5-0.

The meeting adjourned at 9:02 p.m.

Janeice L. Rawles, CMC
City Clerk

Approved by the Governing Body on
