

City of Baldwin City
Minutes from the May 1, 2018
Regular Council Meeting

The Baldwin City Council met in Regular Session at 7:00 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Tony Brown, David Simmons, Brian Cramer, A.J. Stevens and Susan Pitts. Also, attending: Glenn Rodden-City Administrator; Laura Hartman, City Clerk; Ed Courton, Community Development Director; Brad Smith, Finance Director; Mike Underwood, Police Department; Kenny Oshel, Public Works Director; Tamara Hagerman, Public Works Administrative Assistant and City Attorney, Blake Glover.

- A. Call to Order: Mayor Casey Simoneau called the regular council meeting to order at 7:00 p.m.
- B. Approval of Agenda: Brian Cramer moved and David Simmons seconded to approve the 05.01.2018 amended agenda. Motion carried with a vote of 5 yes and 0 no. Addition of Committee Appointments under New Business # 3.
- C. Consent Agenda: Council considered Minutes of the April 17, 2018 meeting and special event, Second Saturdays & Third Fridays Sidewalk Sale. Susan Pitts moved and A.J. Stevens seconded to approve the consent agenda. Motion carried with a vote of 5 yes and 0 no.
- D. Public Comment: Mike Bosch, RG Fiber spoke about a cut line and procedures for obtaining permits. Mike shared concerns of ethics within our City and having a person of influence on a committee. Ken Hayes, 1617 N. 700 Road spoke to Mike Bosch, RG Fiber, comments. Ken stated he has paid for the damages and has a legitimate business to carry a permit. He also spoke about the committee he is on.
- E. Special Reports or Presentations: None were given.
- F. Old Business:
1. Ordinance - Conditional Use Permit/Short Term Rental - Council was given the first reading of this ordinance at the April 17, 2018 meeting. Mike Stoops, owner of Three Sisters Inn shared concerns and impact of allowing Airbnb. CatHenry, 703 9th Street, said she had no comments but was available to answer questions council might have. Mayor Simoneau asked if there were any other comments from the Public. There were none. David Simmons inquired about the taxation. Mike Stoops responded he is assessed as residential. Ed said it is based on the primary use of the property. A.J. asked if we had discussed the bed tax. Ed addressed the sales tax and transient guest tax. Cathenry spoke on her business plan she has in place. She recommends the council police airbnb's, she stated she encourages it. David Simmons moved and A.J. Stevens seconded to approve the ordinance on conditional use permit for a short term rental. A roll call vote was taken. Brown, aye; Pitts, aye; Stevens, aye; Simmons, aye;

Cramer, aye. Motion carried with 5 ayes and 0 nay.

2. Dog Park - Mayor Simoneau placed this item on the agenda so council may begin preliminary discussion about a dog park. Kevin Matthews, 518 Baker Street shared he has worked with animals for many years. Kevin requested the next steps be to look into the benefits of a dog park. He gave some examples. Shelby Unfred, 1212 Bison Court shared her support for dog parks. Mike Brungardt, 310 Blaze Blvd., supports dog parks and added the capitol investment is minimal for the benefits a dog park provides. Ed will be going back to the Community Development Committee to continue discussion and bring additional information for the committee to consider. Mayor asked council for a timeline. A.J. asked for a rough estimate on cost. Ed said they have not gotten to that part yet and will meet with Kenny Oshel. A.J. shared that there might be a possibility there are public that have a passion for this and might step up to make this happen. Ed agreed and would be willing to put it out there to the public and see what we come up with. David said he is in agreement with involving the community. Mayor Simoneau will put this out in the next newsletter with his message to see if there is any interest from the community.

3. Senior Housing - Council began discussion about senior housing at the April 17, 2018 council meeting, following a Town Hall meeting on senior housing. Mayor Simoneau asked for further discussion and direction from council. Tony suggested we talk with builders to see if we can even get senior housing. Glenn said we have discussed revenue bonds and who pays for what and when. A.J. asked about the golf course and the amount the City spent on it and what the rate of return was. He stated there is prime land there that might be a better return for the community. David said he would like to ask developers that do this type of project and ask the pros and cons. Brian agreed with both A.J. and David, to explore all options. Council ensued discussion. Ken Hayes, 1617 N 700 Road spoke about the sewer infrastructure issues at the golf course. He also added the issues of funding to make this happen. Council continued discussion about the use of industrial revenue bonds(IRB). Glenn said there is no risk to the City. Dave Hill, Mid America Bank said he has been working on this for sometime and stated everything we look at has it challenges. He didn't think of the golf course option and thinks that is not a bad idea. Dave said he has a done an IRB and knows all about them. It does cost a lot of money to start it up, so IRB is not a great as it may sound. Dave stated it is a great need and challenge for this community, but needs to see more on paper showing the interest.

4. Animal Control Officer - At an earlier meeting, concern about not having an animal control officer in the city was brought up. This item was placed on the agenda for council discussion. Mayor Simoneau said he has had a couple of people ask him about this agenda item. Mindy Guhl asked how many licenses we actually collect. Brad stated we do not have that many to support a part-time salary. She said this would be another avenue of enforcement because there are many dogs out there that are not licensed. She also spoke about the feral cat problem in the city. Tony said we used to have a part-time officer. A.J. asked what the penalty was for a dog at large. City Attorney, Blake Glover said first offense is \$25.00, second was \$50.00 and third is \$75.00. Council agreed to have the Public Safety committee take on this project.

G. New Business:

1. A resolution was put before council in regards to the Employee Safety Committee. The resolution needed to be updated to add the Fire Station and City Hall building. City Attorney Blake Glover has reviewed and approved. Tamara Hagerman, Chairperson of the committee was be present to answer questions from council members. Tony Brown moved and Susan Pitts seconded to approve the

resolution for the employee safety committee. Motion carried with a vote of 5 yes and 0 no.

2. Facade Grant Application - Lori Gardner of Homestead Kitchen and Bakery located at 719 8th Street had applied for a facade grant to install a new awning to augment her storefront. Tony Brown moved and Brian Cramer seconded to approve the facade grant application for Homestead Kitchen and Bakery in the amount of \$2,546.50. Motion carried with a vote of 5 yes and 0 no.

3. Committee appointments - Mayor Simoneau added an additional council committee Sidewalks and Trails and appointed Susan Pitts as Chairperson and A.J. Stevens to this committee. The Mayor also moved Tony Brown from Community Development to Legislative and David Simmons from Legislative to Community Development. Meeting date and time for the Legislative Committee will remain the same. Susan will let the City Clerk know the date and time for the new committee meetings.

H. Committee Reports:

1. Budget and Finance - A.J. Stevens/David Simmons - no report
2. Community Development - Tony Brown/Brian Cramer - Tony stated those present at the last meeting. He stated there were 3 council person present making a quorum. Discussion included Jay Zimmerschied sharing ideas for the lotatorium; Community foundation group and working on opportunities for communications. The committee also discussed the dog park and finding the right location. He said the meeting was a good 2 hour discussion.
3. Public Health and Safety - Brian Cramer/Tony Brown - Brian said the committee continued discussion on Mobile home parks and communication efforts with police department. The committee also talked about an event for first responders.
4. Public Works - David Simmons/Susan Pitts - No meeting.
5. Utilities - Susan Pitts/A.J. Stevens - No report.
6. Legislative - David Simmons/Susan Pitts - No meeting, but assignments were given.

I. City Administrator and Staff Comments :

Financial summary report/vendor activity.

Brad spoke to bond counsel and said if the council is interested in this avenue, a resolution can give council that opportunity. The resolution will be on the next council agenda.

Laura asked council who needed a copy of the new Governing Body Handbook and will order those for council members.

Glenn said he, Brad and Rob will be attending a KMU conference in Wichita this week, Wednesday through Friday.

Laura reported on the progress of the website and the 3 day training for staff involved.

J. Council & Mayor Comments:

Mayor reminded council of the upcoming worksessions, May- sidewalks and June - mobile homes.

A.J. asked Mike Stoops about the funds from bed tax. Mike said the guest lodging tax should be rescinded. David asked how that would be enforced. Ed answered it is in the policy and he continuing to work on this item.

K. Executive Session – none

L. Adjourn – Susan Pitts moved and David Simmons seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 8:45 p.m.

Respectfully Submitted:

Laura E Hartman

Approved by the governing board on 05.15, 2018.

Attest:

Laura E. Hartman, City Clerk

Laura E Hartman

