

City of Baldwin City
Minutes from the August 9, 2016
Special Session Meeting

The Baldwin City Council met in a Special Session at 6:30 p.m. at the Performing Arts Center, with Mayor Marilyn Pearse, Nick Harris presiding.

Present were City Council Members: President Kathy Gerstner, Tony Brown, Steve Bauer, Christi Darnell, David Simmons. USD 348 school board members present Nick Harris, Chad Christie, Ivan Huntoon, Kelly Bethel-Smith, Sandy Chapman and Greg Kruger. Baldwin City Recreation Commission members, Steve Friend, Ginny Honomichl, Dan Harris, Doug Barth and Josh Ediger

Also present were Laura Hartman, City Clerk, Brad Smith, Finance Director, Kyle Bulmer, Baldwin City Police. USD 348 Staff, Cory Countryman, Clerk and Cyndi Frick, Finance Director, Dustin Avey, Piper Jaffray & Co.

A. Call to Order:

Mayor Marilyn Pearse and Nick Harris called the special joint meeting to order at 6:30 p.m.

- B. The joint meeting of USD 348 Board of Education, Baldwin City Recreation Commission and Baldwin City Council discussion of the proposed Community Building began with opening remarks from Steve Friend. Steve reviewed each document in the packet relating to the proposed Community Center. Paul Dorathy, USD 348 Superintendent explained the school district is involved with the recreation commission by being the taxing entity. Anytime the Baldwin City Recreation Commission wants to increase the mill, they have to request this action to the school board of education. A resolution would be drafted in order to begin the process.

Nick Harris, USD 348 Board President said he has been asked many question regarding this project and one of those questions asked often is who the driving force behind this project is. Ginny Honomichl, President of the Baldwin City Recreation Commission said the BCRC is the driving force.

Brad Smith, Fincance Director spoke on behalf of the City on the the financial piece the City would support. The City recently passed a Resolution to put the sales tax increase to a vote.

Chad Christie, USD 348 board member asked about the district office space and the cost. Steve Friend responded it is it included in the cost.

Mayor Pearse asked about the hours of operation. Steve gave some general hours of operation saying it depends on the seasons. Marliyn also asked if there has been testing to the soil in the

area for stabilization. Steve replied there has not been any testing. Kevin Marley, from the audience stated we have built many building in and around water ways with no issues.

Kathy Gerstner asked the length of bond. Steve answered, 20 years.

Sandy Chapman asked about a shortfall, should this occur. Dustin Avey, Piper Jaffray said the City would have to cover a shortfall should one occur. Dustin explained the City and PBC (Public Building Commission) will need to adopt a resolution of intent to finance the rec center project. Once this resolution is adopted, it is required to be published for 2 consecutive weeks followed by a 30 day protest period. If protested, the ability to issue Public Building Commission Revenue Bonds would be required to be put to a vote. This election, if needed, could be done at the same time as the City sales tax election and Rec Commission Levy election (if protested). In addition, if protested, we could also evaluate pros/cons of General Obligation Bonds, which would require an election anyway. If the notice of intent is not protested, the PBC/City have the authority to issue PBC bonds for the rec center project, subject to the sales tax and rec commission levy elections passing.

From a timing perspective, Dustin added the PBC/City may want to convene to adopt this resolution of intent in the next month with the intent to know by the end of October whether or not a protest is filed. In addition, I suspect the organization and members of the PBC will need to be updated if it has been a while since the last PBC meeting. Lastly, Kevin Cowan at Gilmore and Bell can draft the various PBC/City resolutions and sales tax election documents for the consideration by the governing bodies.

Ivan asked when BCRC will speak with private entities for funds to support this project. Steve said he could not depend on this money, however, should this money become available it could be used to retire debt.

Dustin said the actual monies would not be put in the budget until 2017-2018.

Nick opened the floor to Public Comment.

Dennie Johnson, 1865 N 700 Road, Baldwin City, KS. Stated he does not support the raising sales tax or property tax. He is concerned with the size and cost of the project and the implications on raising taxes.

Tamara Starkey, spoke on several issues regarding how the CC would be financed. She raised concerns with the current tax base being able to support this project. She stated she is not in favor of this project. Baldwin does not have enough businesses to increase the tax base. She would rather see the money of increases go towards higher salaries for teachers and City staff. She added comments regarding Senior Citizens and the cost being prohibited.

Steve Bauer stated this is not only for adults but for children as well.

Kim Lauffer supports the community center and feels it is needed as there not a facility close by in Baldwin. This facility is needed to support a healthier lifestyle in your own neighborhood.

Lacy Ulrich, N 600 Road. Lacy said this is a good benefit for the the community. She supports the center. Not everyone can drive to Lawrence, having a facility to walk to is a better option.

Leigh Anne Bathke stated this was her third go around with a community center project for Baldwin City. She said we will never go away and is in favor of the project.

Patty Ogle, N 200 Road. She asked how were the amenities decided on? Steve Friend responded they came from interest surveys in the past. She added it could be a nice facility for Baldwin City but not so much for the rural community.

Gretchen Brumm stated this forum was not advertised very well. Concerned about how the school does not know how they are going to be funded, yet asking for mill increase. Stated concerns about the lack of sidewalks. Also concerned about the usage of this facility. She asked who will do the maintenance? Steve said the BCRC. She stated concerns about staffing. Gretchen was also concerned about the rural population and whether or not they would use this facility.

Ted Brecheisen thanked the group for all the work put on this project. He stated that Baldwin City has the highest tax valuation in the county. Ted said he read that BCRC may asked the City to pay for part of the utilities which really means a cost to us as tax payers. He asked the school board that when they consider a resolution to think of what their needs may be in the future.

Dennie Johnson spoke again commenting about Rock Chaulk Park and someone being able to drive to that facility.

Clarence Brumm, commended the BCRC on the job they are doing. He addressed the School Board and City Council and the fact they need to think about the children in this community and the education instead of a place for them to go to after school and during the summer. The edderly cannot afford to support this type of project. He stated he does not feel this is the right time for this project.

Tamara Starkey spoke again about raising the tax base in Baldwin City before starting a project such as the Community Center.

Ted Madl said the tax base will not support this project. You need to get new businesses in this town to build this base. It is not Sun City, we do not need to judge it like Sun City.

Kayla Mountain, USD 348 student, spoke in support of the Community Center.

Eric Bailey, 1205 Palmyra Court, spoke in support of the facility especially for the students. Students grades 6-8 would benefit greatly from the type of facility. He added the location is a great place to have this facility.

Mayor Pearse talked about the sales tax and the fact it has to be voted on by the citizens. She clarified that the Council only approved this to go to a vote by the citizens.

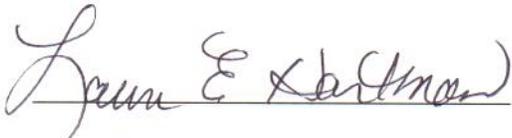
Nick Harris thanked the patrons for showing up and speaking.

Nick Harries adjourned the meeting.

C. Adjourn - Kathy Gerstner moved and Christi Darnell seconded to adjourn the special joint meeting. Motion carried with a vote of 5 yes and 0 no. Time 8:29 p.m.

Approved by the governing board on 08.05, 2016.

Attest:

A handwritten signature in cursive script that reads "Laura E. Hartman". The signature is written in dark ink and is positioned above a horizontal line.

Laura E. Hartman, City Clerk