

**City of Baldwin City**  
**Minutes from the January 25, 2016**  
**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 President Kathy Gerstner presiding.

Present were Council Members: Tony Brown, David Simmons and Christi Darnell, Steve Bauer. Mayor Pearse was absent.

Also present were Brad Smith, Interim City Administrator, Laura Hartman, City Clerk, staff members Tina Rakes, Chris Croucher and Greg Neis.

A. Call to Order:

President Kathy Gerstner called the regular council meeting to order at 7:00 p.m.

B. A public hearing was held regarding the KCP&L franchise agreement. There were no public comments made.

C. Consent Agenda:

Christi Darnell moved and Tony Brown seconded to approve the consent agenda as presented. Motion carried with a vote of 5 yes and 0 no.

D. Public Comments

None at this time.

E. Special Reports or Presentations

None at this time.

F. Old Business

The Council heard a second reading of Ordinance 1336, KCPL Franchise Agreement. President Gerstner asked if there were any further discussion or comments. Steve Bauer asked for an update since he missed the last meeting and first reading. David Simmons moved and Tony Brown seconded to approve the second reading of Ordinance 1336, KCPL Franchise Agreement. Motion carried with a roll call vote of 5 ayes and 0 naves.

The council heard a second reading of Ordinance 1337, Marshall Windfarm Agreement. President Gerstner asked if there were any further discussion or comments. Steve Bauer moved and David Simmons seconded to approve the second reading of Ordinance 1337, Marshall Windfarm Agreement. Motion carried with a roll call vote of 5 ayes and 0 naves.

G. New Business

Mike Bosch, RG Fiber was present to share with Council members a power point presentation on conduit sharing and to discuss a Franchise Fee Agreement. Brad Smith explained the Franchise Fee Agreement will be done at a later date. Mike said he is asking for Council to give authorization for city staff to draft a shared infrastructure agreement. Council members had discussion and questions for Mike Bosch about the logistics of how this fiber is installed as well as adequate space in the conduit. Council members asked if staff had anything to contribute to the discussion. Bill Winegar spoke of the concerns and asked the council to not give it away for nothing as the city had expense installing the conduit. Other concerns to take into consideration would be damage to the current fiber during installation of new fiber. Steve Bauer moved and David Simmons seconded to authorize Brad Smith to proceed with putting together an agreement. Motion carried with a vote of 5 yes and 0 no.

Brad Smith spoke to Council members regarding Resolution 2016-02B, Flint Hills Holdings. Tom Larkin of Flint Hills Holding presented a PowerPoint presentation showing what Flint Hill Holdings has accomplished in restorations of older buildings. Council asked about the timeline for the old Junior High on Chapel Street. Tom said if the tax credit application goes through, construction will begin in this calendar year.

Steve Bauer moved and Christi Darnell seconded to approve Resolution 2016-02, Flint Hills Holdings Group, LLC. Motion carried with a vote of 5 yes and 0 no.

The council heard the first reading of Ordinance 1338, Rezoning of Property. Matt Hoy was present to elaborate on this process. Tina Rakes also spoke about what the change of zoning would allow. Tina said, should the council make a change in zoning, this particular zoning would change from a single family district to a two family district. President Gerstner asked the public if there were any other comments regarding there-zoning on the table. Hank Booth, Chamber of Commerce Director in Baldwin City, spoke in support of the re-zoning change. Andrew Danner, North Star Housing, LLC also spoke in support of the re-zoning change. Kathy added the planning commission was recommending rezoning. Steve Bauer moved and Tony Brown seconded to approve the first reading of Ordinance 1338, Rezoning of Property. Motion carried with 5 ayes and 0 nays.

#### H. Committee and/or Commission Reports

Tony Brown, Community Development Committee Vice-Chair, met with Steve Friend, Baldwin City Recreation about the proposed Community Center and will meet with the school district. Tony said there was nothing more to say until the committee meets with all entities concerning this proposal. Baker University is the other entity the committee will need to meet with.

Kathy Gerstner, Finance Committee Chair said the committee agreed to have Brad meet with everyone at one time so he can go through he budget one time rather than go through he process several times.

Tony Brown, Utility Committee Chairperson stated the committee plans to meet Tuesday, February 2, 2016 at 7:00 a.m. at Public Works.

#### I. City Administrator and Staff Comments

Brad explained to Council members concerning Contractor Licensing and making some adjustments to the process for the City of Baldwin. Brad said basically, at no cost to the City, if the contractor is licensed with Lawrence or Johnson County, the City would not require licensing for the City. The City would use their current licensing to process an application. Council agrees with the change. Tina Rakes added the State Statute requires a trade and Johnson County has a program that is huge and sees to it the contractors are meeting the necessary guidelines.

J. Council & Mayor Comments

Kathy Gerstner thanked Brad Smith for stepping into the huge undertaking as Interim City Administrator with a hand of applause.

David Simmons thanked Laura Hartman for sending out Friday Night Lights as well as sending to all staff. He also thanked Tina Rakes for her contribution to Friday Night Lights in the absence of a Community Development Director. David added the information is helpful to read and is appreciated.

K. Executive Session

L. Adjourn

Christi Darnell moved and David Simmons seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 8:28 p.m.

Approved by the governing board on 2/1/2016.

Attest:

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Laura E. Hartman, City Clerk