



**Abilene City Commission Meeting Minutes**  
**Abilene Public Library – 209 NW Fourth Street**  
**February 14, 2022 @ 4:00 p.m.**  
**Abilene, Kansas**

**1. Call to Order**

**2. Roll Call** – City Commission Present: Mayor Marshall, Commissioners Witt, Rein, Miller and Kollhoff.

Staff Present: City Manager Marsh, Human Resources Director/City Clerk Mohr, Finance Director Rothchild, City Attorney Martin, Convention and Visitors Bureau Director Roller-Weeks, Parks and Recreation Director Timbrook, Fire Chief Strunk, Community Development Director Zook, Police Chief Hatter, Horticulturist Maas and Street and Utilities Superintendent Hawk.

**3. Pledge of Allegiance**

**Consent Agenda**

4. Agenda Approval for the February 14, 2022, City Commission Meeting
5. Meeting minutes: January 24, 2022, Regular Meeting
6. Appointment of Matt Meade to the Planning Commission – fill unexpired term expiring 2024
7. Appointment of Cindy Whittington to the Sister City Board – fill vacancy expiring in 2025

Motion by Commissioner Kollhoff, seconded by Commissioner Witt to approve the Consent Agenda as presented. Roll call vote: Miller YES, Kollhoff YES, Rein YES, Witt YES, Marshall YES. Motion carried unanimously 5-0.

**Public Comments and Communications**

**8.** Persons who wish to address the City Commission may do so when called upon by the Mayor.

There were no public comments or communications.

**Old and New Business**

9. Consider approval of Resolution No. 021422-1, **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING A DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (HIGHLANDS RURAL HOUSING INCENTIVE DISTRICT).**

Motion by Commissioner Rein, seconded by Commissioner Witt to recess at 4:12 p.m. for five minutes so a phone call can be made to bond counsel, Gilmore and Bell to clarify information regarding the consulting agreement verbiage in Resolution No. 021422-1.

The meeting resumed at 4:21 p.m.

Motion by Commissioner Kollhoff, seconded by Commissioner Witt to approve Resolution No. 021422-1, **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING A DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (HIGHLANDS RURAL HOUSING INCENTIVE DISTRICT)** with the following changes: in Section 2 of the resolution delete the second paragraph in its entirety and in Exhibit E of the resolution modify the Contractual Assurances paragraph to read as follows: The City has not received any contractual assurances from a developer. The Governing Body of the City of Abilene may enter into an agreement with a third party which if executed would include an anticipated project construction schedule, a description of services to be provided related to the district, and any other financial or administrative support from the City. Roll call vote: Kollhoff YES, Witt YES, Miller YES, Rein YES, Marshall YES. Motion carried unanimously 5-0.

**10.** Consider agreement with Heartland Housing Partners, LLC for consulting services for the Rural Housing Incentive District (RHID) Project.

Motion by Commissioner Kollhoff to reject the agreement with Heartland Housing Partners, LLC for consulting services for the Rural Housing Incentive District (RHID) Project. The motion died due to lack of a second.

Motion by Commissioner Rein, seconded by Commissioner Miller to table the agreement with Heartland Housing Partners, LLC for consulting services for the Rural Housing Incentive District (RHID) Project until the February 28, 2022, meeting so further information can be received. Roll call vote: Kollhoff YES, Rein YES, Miller YES, Witt YES, Marshall YES. Motion carried unanimously 5-0.

**11.** Consider approval of the Heritage Commission's proposal for grant funding for historic buildings.

Motion by Commissioner Rein, seconded by Commissioner Kollhoff to approve the funding of up to \$50,000.00 per year for the Heritage Commission for grant funding for the improvement of historic buildings. Roll call vote: Witt YES, Rein YES, Miller YES, Marshall YES, Kollhoff YES. Motion carried unanimously 5-0.

**12.** Consider approval of a bid from Seasonal Light Designs for the purchase of new Christmas decorations in the amount of \$43,756.26 and approval of a bid from Street Décor, Inc. for the purchase of new Christmas banners in the amount of \$10,525.00, total budget not to exceed \$60,000.00.

Motion by Commissioner Witt, seconded by Commissioner Rein to approve a bid from Seasonal Light Designs for the purchase of new Christmas decorations in the amount of \$43,756.26 and approval of a bid from Street Décor, Inc. for the purchase of new Christmas banners in the amount of \$10,525.00, total project budget not to exceed \$60,000.00. Roll call vote: Marshall YES, Witt YES, Rein YES, Miller YES, Kollhoff YES. Motion carried unanimously 5-0.

**13.** Consider adoption of Ordinance No. 22-3412, **AN ORDINANCE AMENDING CHAPTER 7, SECTION 7-505, 7-601 AND 7-902 OF THE CITY CODE OF THE CITY OF ABILENE, PERTAINING TO SEWER AND WATER RATES WITHIN THE CITY OF ABILENE, KANSAS; AND REPEALING EXISTING SECTIONS 7-505, 7-901 AND 7-902.**

Motion by Commissioner Rein, seconded by Commissioner Kollhoff to adopt Ordinance No. 22-3412, **AN ORDINANCE AMENDING CHAPTER 7, SECTION 7-505, 7-601 AND 7-902 OF THE CITY CODE OF THE CITY OF ABILENE, PERTAINING TO SEWER AND WATER RATES WITHIN THE CITY OF ABILENE, KANSAS; AND REPEALING EXISTING SECTIONS 7-505, 7-901 AND 7-902.** Roll call vote: Marshall YES, Witt YES, Kollhoff YES, Rein YES, Miller YES. Motion carried unanimously 5-0.

**14.** Consider directing staff to complete a non-binding grant application to support a fitness court as part of the Blue Cross/Blue Shield of Kansas National Fitness Campaign.

Motion by Commissioner Rein, seconded by Commissioner to decline the grant application at this time for a fitness court as part of the Blue Cross/Blue Shield of Kansas National Fitness Campaign. Roll call vote: Miller YES, Kollhoff YES, Rein YES, Witt YES, Marshall YES. Motion carried unanimously 5-0.

## **Reports**

### **15. City Manager report**

The 2021 street maintenance that was postponed due to material shortage has resumed. At the study session we will be bringing to the commission an extension for 2022 to keep them out doing some more work.

They Toy Store that has been open on a limited basis for the past several months has expanded their hours to Tuesday, Thursday, and Friday. They are very happy with the support from the community.

In your packet this week are department summaries for 2021. If you have any questions, please reach out to me or the department head.

There is a lot of money being made available at the state and federal levels (BASE Grant and SPARK Investment Idea Grant). We are working to take advantage of the opportunities and submitting as many applications as possible, particularly concerning downtown improvements/incentives and large infrastructure projects that would be difficult to fund without an infusion of cash. We are looking to partner with the County on at least one, possibly two applications. I will keep you informed as we work through the application processes. For the BASE Grant, we are looking at three projects right now, the first one is 14<sup>th</sup> Street from Vine to Fair Road, put in a new bridge in with pedestrian crossing, take care of the intersection that is kind of janky at best at Van Buren and 14<sup>th</sup> and the Fair Road intersection as well as improve the roads, curb and gutter and connect what was formerly known as the Highlands Addition to the rest of the community with a 10 foot sidewalk, that is the first project we will be working with the County on. The second project is the SE drainage, Olsson did a study in 2020 and we will submit that. That is a fairly large project that will cost \$15-20 million we believe. The third project is possibly the ballfield project, which we believe will be difficult given the conditions of the BASE Grant or continue infrastructure improvements in the 14<sup>th</sup> Street corridor to include a north/south road and a connecting road running parallel to the interstate connecting the northern part of the highlands. We will keep you informed on how things go with all of these.

I have been nominated to serve on the Kansas Municipal Insurance Trust Board of Trustees. KMIT provides workers compensation insurance to Kansas Municipalities, Community Colleges and Water Districts. They also provide safety training, on-site safety services and risk management control. They meet 5 times per year, and I will be voted on at the next meeting, February 25<sup>th</sup>.

### **Adjournment**

#### **16. Consideration of a motion to adjourn the February 14, 2022, City Commission meeting.**

Motion by Commissioner Kollhoff, seconded by Commissioner Witt to adjourn at 5:05 p.m. Roll call vote: Kollhoff YES, Witt YES, Rein YES, Miller Yes, Marshall YES. Motion carried unanimously 5-0.

(Seal)

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Dee Marshall, Mayor

ATTEST:

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Shayla L. Mohr  
City Clerk

UNAPPROVED