

I. Call to Order – Mayor Dave Pitman

II. Roll Call:

___ Murray ___ Meadows ___ Leeper ___ Honeycutt ___ Blumanhourst

III. Pledge of Allegiance

IV. Approval of May 2, 2016 Regular Meeting Minutes

Action: Motion to approve the May 2, 2016 minutes.

Motion: _____ *Second:* _____ *Vote:* _____

V. Discussion and Approval of Appropriations

Action: Motion to approve the appropriations.

Motion: _____ *Second:* _____ *Vote:* _____

VI. Determination of Agenda Additions

VII. Public Comments (*Please limit comments to 5 minutes*)

VIII. Ordinances, Resolutions and Action Items

- a.** Consideration of Conditional Use Permit 2016-02 for 810 N Main Street for the purposes of operating a church.

ACTION: Motion to (approve/deny/table) Conditional Use Permit 2016-02 for 810 N Main Street and authorize the Mayor to sign.

Motion: _____ *Second:* _____ *Vote:* _____

- b.** Consideration of a permit for temporary sale of alcoholic liquor at the Our Lady of Guadalupe Church on June 3-5, 2016.

ACTION: Motion to (approve/deny/table) a temporary permit for sale of alcoholic liquor at the Our Lady of Guadalupe Church on June 3-5, 2016 and authorize the Mayor to sign.

Motion: _____ *Second:* _____ *Vote:* _____

- c.** Consideration of a cereal malt beverage license for the Central Travel Plaza at 1515 S Main Street.

ACTION: Motion to (approve/deny/table) a cereal malt beverage license for the Central Travel Plaza at 1515 S Main Street and authorize the Mayor to sign.

Motion: _____ *Second:* _____ *Vote:* _____

IX. Discussion Items

- a.** Housing – Southern Hills

X. Reports

- a.** Mayor & Council Members

- b. City Attorney
- c. City Administrator

XI. Adjournment

Motion: _____ *Second:* _____ *Vote:* _____

I. **Call to Order – Mayor Pete Murray**

II. **Roll Call:**

X Pitman X Meadows X Leeper X Honeycutt X Blumanhourst

III. **Pledge of Allegiance**

IV. **Approval of April 18, 2016 Regular Meeting Minutes**

Action: Motion to approve the April 18, 2016 minutes.

Motion: Leeper *Second:* Blumanhourst *Vote:* 5-0

V. **Discussion and Approval of Appropriations**

Action: Motion to approve the appropriations.

Motion: Pitman *Second:* Honeycutt *Vote:* 5-0

VI. **Determination of Agenda Additions**

VII. **Election of Mayor**

Action: Motion to nominate Dave Pitman for Mayor

Motion: Leeper *Second:* Blumanhourst

Action: Motion to cease nominations for Mayor

Motion: Meadows *Second:* Honeycutt

Election of new Mayor by majority vote

Action: Motion to elect Dave Pitman for Mayor

Oath of Office administered by City Clerk

VIII. **Election of City Council President**

Action: Motion to nominate Pete Murray for President of the Council

Motion: Meadows *Second:* Leeper

Action: Motion to cease nominations for President of the Council

Motion: Blumanhourst *Second:* Meadows

Election of new President by majority vote

Action: Motion to elect Pete Murray for President of the Council

Oath of Office administered by the City Clerk

IX. **Public Comments** (*Please limit comments to 5 minutes*)

ACTION: Motion to enter into executive session as authorized by K.S.A 75-4319 to discuss non-elected personnel matters and to reconvene in Council Chambers after a period of 15 minutes.

Motion: Meadows

Second: Murray

Vote: 5-0

X. Appointments

- a. Mayor's appointment of City Attorney

ACTION: Motion to appoint Don Gottschalk as City Attorney.

***Motion:** Honeycutt **Second:** Meadows **Vote:** 5-0*

- b. Mayor's appointment of Municipal Judge

ACTION: Motion to appoint Larry Bolton as Municipal Judge at the same rate of pay.

***Motion:** Blumanhourst **Second:** Meadows **Vote:** 5-0*

- c. Mayor's appointment of City Prosecuting Attorney

ACTION: Motion to appoint David "Rick" Roberts as City Prosecuting Attorney.

***Motion:** Meadows **Second:** Honeycutt **Vote:** 5-0*

- d. Mayor's appointment of City Clerk

ACTION: Motion to appoint Denise McCue as City Clerk.

***Motion:** Honeycutt **Second:** Meadows **Vote:** 5-0*

- e. Mayor's appointment of City Treasurer

ACTION: Motion to appoint Rhonda Stillwell as City Treasurer.

***Motion:** Leeper **Second:** Blumanhourst **Vote:** 5-0*

- f. Mayor's appointment of Chief of Police

ACTION: Motion to appoint Scott Jones as Chief of Police.

***Motion:** Meadows **Second:** Honeycutt **Vote:** 5-0*

- g. Mayor's appointment of Fire Chief

ACTION: Motion to appoint Mike Patterson as Fire Chief.

***Motion:** Honeycutt **Second:** Blumanhourst **Vote:** 5-0*

- h. Mayor's appointment of official newspaper

ACTION: Motion to appoint the Hutchinson News as the official newspaper of the City.

***Motion:** Leeper **Second:** Honeycutt **Vote:** 5-0*

- i. Mayor's appointment of official depository bank.

ACTION: Motion to appoint Bank SNB as the official depository of the City.

***Motion:** Leeper **Second:** Meadows **Vote:** 5-0*

XI. Ordinances, Resolutions and Action Items

- a. Consideration of **A RESOLUTION AUTHORIZING THE CITY OF SOUTH HUTCHINSON, KANSAS TO EXECUTE AND DELIVER ITS SPECIAL WARRANTY DEED, BILL OF SALE AND TERMINATION AND RELEASE OF LEASE IN CONNECTION WITH THE CITY'S TAXABLE**

ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2005 (DAHLSTEN TRUCK LINE, INC.)

ACTION: Motion to approve Resolution 16-537 and authorize the Mayor to sign all related documents.

Motion: Honeycutt **Second:** Meadows **Vote:** 5-0

- b. Consideration of bids for the water and sanitary sewer infrastructure in the Frontier Commerce Park addition, awarding the bid to Dondlinger Construction at a cost of \$321,168.70.

ACTION: Motion to approve awarding the bid to Dondlinger Construction at a cost of \$321,168.70 and authorizing the Mayor to sign the notice of award.

Motion: Murray **Second:** Blumanhourst **Vote:** 5-0

- c. Consideration of bids for the water improvement on Valley Pride for Morton Salt, awarding the bid to McCullough Excavation, Inc at a cost of \$119,500.00.

ACTION: Motion to approve awarding the bid to McCullough Excavation, Inc at a cost of \$119,500.00 and authorizing the Mayor to sign the notice of award.

Motion: Meadows **Second:** Honeycutt **Vote:** 5-0

- d. Consideration of a proposal from Unruh Fire for a firefighting skid for the Polaris Ranger at a cost of \$8,249.

ACTION: Motion to approve the proposal from Unruh Fire for the firefighting skid at a cost of \$8,249.

Motion: Honeycutt **Second:** Leeper **Vote:** 5-0

- e. Consideration of a proposal for Grasshopper Mowers for the purchase of a 727EFI power unit at a cost of \$8,834.25.

ACTION: Motion to approve the proposal for Grasshopper Mowers for the purchase of a 727EFI power unit at a cost of \$8,834.25.

Motion: Blumanhourst **Second:** Meadows **Vote:** 5-0

- f. Consideration of **AN ORDINANCE VACATING A PORTION OF A CERTAIN WATER LINE EASEMENT LOCATED IN THE CITY OF SOUTH HUTCHINSON, KANSAS.**

ACTION: Motion to approve Ordinance 16-869 and authorize the Mayor to sign.

Motion: Meadows **Second:** Honeycutt

Vote: X Murray X Meadows X Leeper X Honeycutt X Blumanhourst

XII. Reports

- a. Mayor & Council Members
b. City Attorney
c. City Administrator

XIII. Adjournment

Motion: Murray **Second:** Honeycutt **Vote:** 5-0

**Invoice Approval List
May 16, 2016**

Gen Gov	Description	Vendor	Inv. Amt
101-101-5001	Insurance Premium	Freedom Claims	\$1,092.78
101-101-5001	Insurance Premium	Vision	\$13.16
101-101-5001	Insurance Premium	Assurant	\$822.02
101-101-6000	Gas service	Kansas Gas	\$39.33
101-101-6000	Cable for TV	Cox	\$18.25
101-101-6002	Check AC	Decker Mattison	\$122.50
101-101-6002	Spring meeting-Attorney	City Attorney Assoc. of KS	\$65.00
101-101-6002	Insurance Premium	Freedom Claims	\$112.57
101-101-6002	Computer support	Gavin Lusk	\$70.00
101-101-6002	Ordinance-Easement	Hutchinson News	\$27.56
101-101-6003	Pest control	Orkin	\$23.00
101-101-6004	Cleaning contract	Service Master	\$279.00
101-101-6004	REAP Annual Assessment	Workforce Alliance	\$607.00
101-101-6005	Cell phone	Verizon	\$107.87
101-101-7000	Bulbs	Sunflower	\$60.36
101-101-7001	Mileage-Matt & Denise	Petty Cash	\$112.32
101-101-7002	Bulbs	Lowes	\$18.96
101-101-7002	Water	Culligan	\$20.95
101-101-7004	Ordinance-Register of Deed	Petty Cash	\$15.00

\$3,627.63

Police	Description	Vendor	Inv. Amt
101-102-5001	Insurance Premium	Freedom Claims	\$3,519.72
101-102-5001	Insurance Premium	Vision	\$108.16
101-102-5001	Insurance Premium	Assurant	\$6,778.97
101-102-6000	Gas service	Kansas Gas	\$98.60
101-102-6000	Cable for TV	Cox	\$22.82
101-102-6002	Computer support	Gavin Lusk	\$700.00
101-102-6003	Pest control	Orkin	\$77.15
101-102-6004	Cleaning contract	Service Master	\$498.00
101-102-6004	Stitching, turnpike fee	Petty Cash	\$5.50
101-102-6005	Cell Phones	Verizon	\$465.64
101-102-6007	Tire repair	Tom & Dan's	\$17.47
101-102-7000	Paper, pens, drive	Office Plus	\$368.13
101-102-7002	Water	Culligan	\$26.20
101-102-7003	Red diesel	Ramsey	\$62.83
101-102-7006	Tag	Petty Cash	\$25.50
101-102-7009	Shipping	Joy's	\$19.62

\$12,794.31

Street	Description	Vendor	Inv. Amt
101-103-5001	Insurance Premium	Freedom Claims	\$1,910.83
101-103-5001	Insurance Premium	Vision	\$94.99
101-103-5001	Insurance Premium	Assurant	\$2,967.40
101-103-6000	Gas service	Kansas Gas	\$71.14
101-103-6002	Computer support	Gavin Lusk	\$70.00
101-103-6003	Uniform Cleaning	Unifirst	\$143.27
101-103-6005	Cell Phones	Verizon	\$73.97

\$5,331.60

Fire	Description	Vendor	Inv. Amt
101-104-6000	Gas service	Kansas Gas	\$50.52
101-104-6000	Cable for TV	Cox	\$11.41
101-104-6003	Repair aerial	Max Fire	\$2,447.52

**Invoice Approval List
May 16, 2016**

101-104-6004	Drug test	Hutchinson Clinic	\$50.00
101-104-6005	Cell Phones	Verizon	\$205.02
101-104-7000	Tape, pens	Office Plus	\$23.25
101-104-7002	Filters, lube	Carquest	\$359.77
101-104-7002	Water	Culligan	\$36.65
101-104-7002	Eject cover	Weis	\$42.36
101-104-7002	Cylinder rental	Airgas	\$32.51
101-104-7004	Towels, sprayer	Janitorial Supply	\$136.15
101-104-7004	Wood for training	Lowes	\$28.68
101-104-7009	Clothing	Navrats	\$390.50
101-104-8000	Bolt cutter, chisel	Lowes	\$75.43
101-104-8000	Antenna	TBS	\$124.00

\$4,013.77

Park	Description	Vendor	Inv. Amt
101-105-6000	Trash removal	Stutzman	\$235.72
101-105-6000	Phone service	Verizon	\$42.54
101-105-6002	Labor for painting-restroom	Allied Painting	\$1,000.00
101-105-6004	Cleaning contract	Service Master	\$115.00
101-105-7002	Paint	Sherwin-Williams	\$269.67
101-105-7002	Zapp cleaner	Petty Cash	\$10.19
101-105-7002	Lights	Lowes	\$75.96

\$1,749.08

Court	Description	Vendor	Inv. Amt
101-106-5001	Insurance Premium	Freedom Claims	\$482.62
101-106-5001	Insurance Premium	Assurant	\$767.43
101-106-6015	Court fees to State	Kansas State Treasurer	\$853.00
101-106-6018	Court apt atty	Benjamin Fisher	\$225.00

\$2,328.05

Code Enf	Description	Vendor	Inv. Amt
101-107-6002	Computer support	Gavin Lusk	\$70.00
101-107-6002	Zoning-Regiser of Deeds	Petty Cash	\$15.00
101-107-6005	Cell Phones	Verizon	\$57.86
101-107-7001	Trainign Meal-James	Petty Cash	\$10.00

\$152.86

Econ Dev	Description	Vendor	Inv. Amt
101-108-6004	Landscaping	Sallee	\$4,401.60

\$4,401.60

Non Dep	Description	Vendor	Inv. Amt
101-109-6000	Street lights	WESTAR ENERGY	\$5,164.78
101-109-6026	Refuse Payment	Stutzman	\$8,422.10

\$13,586.88

GENERAL TOTAL \$47,985.78

Water	Description	Vendor	Inv. Amt
201-000-5001	Insurance Premium	Freedom Claims	\$735.07
201-000-5001	Insurance Premium	Vision	\$45.26
201-000-5001	Insurance Premium	Assurant	\$1,615.04
201-000-6000	Locates	Kansas One Call	\$35.50
201-000-6002	Computer Support	Gavin Lusk	\$70.00
201-000-6002	Water sample	SDK	\$35.00

**Invoice Approval List
May 16, 2016**

201-000-6003	Uniform Cleaning	Unifirst	\$143.26
201-000-6005	Cell phones	Verizon	\$146.10
201-000-7001	Meals-Malcom-training	Petty Cash	\$35.64
201-000-7002	Chlorine	Brenntag	\$800.58
201-000-7002	Bearings for pump	Central Electric	\$147.00
201-000-7002	Water	Culligan	\$13.10
201-000-7002	Boots-Malcom	Longs	\$137.00
201-000-7004	Postage	Petty Cash	\$0.57
			\$3,959.12

Sewer	Description	Vendor	Inv. Amt
301-000-5001	Insurance Premium	Freedom Claims	\$2,141.00
301-000-5001	Insurance Premium	Vision	\$50.59
301-000-5001	Insurance Premium	Assurant	\$3,548.93
301-000-6000	Locates	Kansas One Call	\$35.50
301-000-6000	Trash removal	Stutzman	\$543.14
301-000-6000	Phone service	Verizon	\$303.41
301-000-6000	WWTP internet	Pixius	\$102.90
301-000-6002	Computer Support	Gavin Lusk	\$70.00
301-000-6003	Uniform cleaning	Unifirst	\$143.27
301-000-6003	Lab analysis	SDK	\$1,387.00
301-000-6005	Cell phones	Verizon	\$178.46
301-000-7002	Water	Culligan	\$13.10
301-000-7002	Wire brush	Lowes	\$13.84
301-000-7002	Tire repair	Tom & Dans	\$28.96
301-000-7002	Bulbs	Sunflower	\$23.92
			\$8,584.02

Special Hwy	Description	Vendor	Inv. Amt
401-000-7002	Wheel cut off	Airgas	\$57.05
401-000-7002	Rebuild alternator	B&B Auto	\$113.99
401-000-7002	Switch, batteries, alternato	Carquest	\$568.17
401-000-7002	Water	Culligan	\$13.10
401-000-7002	Cement	Lowes	\$9.02
401-000-7002	Brooms-RAVO	Red Municipal	\$1,607.33
401-000-7002	Grease, imp socket	Rose Motor	\$17.46
401-000-7002	Grease	Certified Labs	\$241.04
401-000-7002	Super lube	Petron Plus	\$131.40
401-000-7002	Belt, Clutch, blade	Wichita Tractor	\$349.34
401-000-7002	Tire Repair	Tom & Dans	\$44.00
			\$3,151.90

Employee Ben	Description	Vendor	Inv. Amt
501-000-5006	Insurance Premium	Freedom Claims	\$475.97
			\$475.97

Emp Health	Description	Vendor	Inv. Amt
502-000-5008	Step Challenge-Katie	Petty Cash	\$40.00
			\$40.00

**Invoice Approval List
May 16, 2016**

Food Policy	Description	Vendor	Inv. Amt
808-000-7001	Conference-Rural Grocery	Kansas State University	\$150.00
808-000-7004	Advertising	Rural Messenger	\$28.00
			\$178.00

CDBG	Description	Vendor	Inv. Amt
809-000-6002	Architectural Service-CC	Mann and Company	\$1,350.00
			\$1,350.00

Build Res	Description	Vendor	Inv. Amt
902-000-8024	Tire repair	Tom & Dans	\$45.00
			\$45.00

Grand Total **\$65,769.79**

**Public Hearing Notice
2016-02
Proposed Conditional Use Permit**

The City of South Hutchinson Planning Commission will hold a Public Hearing for a proposed Conditional Use Permit to operate a Church at 810 North Main Street South Hutchinson Ks.

Address: 810 North Main, South Hutchinson Ks.

Legal Description: All of Block E of Pence's Replat of a portion of Harris' First Addition to the City of South Hutchinson, Reno County, Kansas

Location and Time: The Public Hearing will be held May 9, 2016 at 7:00 P.M. at The South Hutchinson City Office Building at 2 South Main South Hutchinson Ks.

James Dull, Superintendent

Case Number: 2016-02
Date Received: _____

APPLICATION FOR CITY OF SOUTH HUTCHINSON
ZONING DISTRICT AMENDMENT & SPECIAL USE PERMIT

1. We, all the property owners, do hereby request:

- Zoning District Amendment (\$100 application fee)
We request that the zoning of the parcel described below be changed from _____ to _____.
- Special Use Permit (\$100 application fee)

2. This request applies to property located at and described as follows:

Approximate address: 810 N. Main, South Hutchinson

Legal description: See attached deed copy.

Dimensions of parcel: _____

3. The name (s), address (es), and phone number (s) of the property owners are as follows:

Name	Address	Phone
<u>RDM Properties LLC</u>	<u>1004 Lenox, Hutchinson</u>	<u>620 921 0570</u>
<u>Robert M^c Coy, Debra M^c Coy</u>		

4. We, the property owners, do hereby appoint the following person as our agent during consideration of our request.

Name	Address	Phone
<u>Robert M^c Coy</u>	<u>1004 Lenox Ave, Hutchinson</u>	<u>620 921 0570</u>

A. What is the character of the neighborhood? Commercial/Industrial

B. What are the zoning and uses on nearby parcels? _____

Storage, custom car shop, seed company

C. Why is the parcel suitable for the proposed development? _____

Large open space

D. How will the proposed development affect nearby parcels? _____

won't

E. Is the property currently vacant? No If no, then what is located on the property and what is the history of the property?

current - martial arts school. History - storage, bins, fireworks

F. If the application is denied, the property owner(s) will face the following hardships: Loss of potential rental income.

G. The proposed development will be analyzed for its compliance to the South Hutchinson Land Development Ordinance. (no response necessary)

H. Public facilities and utilities are adequate to serve the proposed development as follows: heat, air, water, restrooms

I. What are the aspects of characteristics of the development that help to minimize the impact on the neighborhood, public health, safety and welfare; and public facilities and utilities:

Use is only 2 days a week

5. Please submit a copy of a survey with an attached sketch plan, drawn to scale, showing location and exterior dimensions of the parcel boundaries, adjacent street and alley right-of ways, all existing and proposed structures, signs, yard improvements, landscaping, driveways off-street parking areas, off-street loading areas, pedestrian walks and areas storm water drainage facilities, exterior lighting fixtures, above ground utilities (such as electrical and phone lines), and below ground utilities (such as nature gas lines, water lines, pipelines, and sewers).

6. Please submit a written and signed certification from the County Treasurer's office that all property taxes due for the parcel have been paid.

7. What is the property currently being used for (as)? _____

Martial arts school

8. What will the property be used for if your application is approved? Specifically, list all uses relevant to this application.

Church services

9. What is the number of existing and proposed off-street parking spaces that you plan to use or need for this application? _____

How much area have you allocated for parking? 75

10. What will the maximum height of any existing or proposed structure be? ~ 20 feet

11. When will construction begin if the application for the special use permit is approved and when will it be completed by? _____

N/A

The following questions provide an opportunity to justify a change in zoning or approval of a special use permit. The information requested pertains to factors the Planning Board and City Council ordinarily considers in reaching a decision on an application.

If the space provided is not sufficient, you may attach additional pages. The applicant may also submit any other pertinent information including photographs, drawings, maps, statistics, legal documents, and letters of support.

We the undersigned do hereby authorize the submittal of this application and associated and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Name: *Pat J. McWh*
RDM Properties LLC

Date: *3-21-2016*

=====
Office Use Only
=====

Case Number: *2016-02*

Date Received: *3-21-2016*
Present Zoning: *C-2*
Protest Date: _____
Final Action: _____

Fee Received: *\$100⁰⁰*
Notice Date: _____
Hearing Date: *5-9-2016*

SOUTH HUTCHINSON PLANNING BOARD
SOUTH HUTCHINSON, KANSAS

CITY COUNCIL
SOUTH HUTCHINSON, KANSAS

- Recommended Approval: *✓*
Recommended Disapproval: _____

- Approved: _____
Disapproved: _____

Pat J. McWh *5-9-2016*
Chairman Date

Chairman Date

Planning Commission Minutes
May 9, 2016

Members Present: Mark Estes, Travis Hummel, Kim Scholtisek, Luke Herren, Matt Mock, Jim Chastain (late)

Approval of the April meeting minutes

Motion: Herren **Second:** Mock **Vote:** 4-0

Chairman Luke Herren opened Public Hearing 2016-02 for a Conditional Use Permit for the purpose of operating a church in the building at 810 North Main St, South Hutchinson.

Public Comments: Robert and Debra McCoy, building owners were present to discuss the proposed permit. Representatives from the church were also present and briefly described the use for the building. No other members of the public were present or commented.

Chairman Luke Herren closed the Public Hearing.

Motion to approve the proposed special use permit for 810 North Main St, South Hutchinson and recommend final approval to the City Council.

Motion: Herren **Second:** Schotisek **Vote:** 4-0

Old Business: None

New Business: Tom Hoffman resigned his seat on the Planning Commission, making Luke Herren the Chairman. Nominations of a new Vice Chairman were discussed.

Motion to nominate Mark Estes to serve as Vice Chairman of the Planning Commission.

Motion: Mock **Second:** Schotisek **Vote:** 4-0

Matt Stiles provided updates on community projects and potential developments.

Adjournment

Motion: Estes **Second:** Schotisek **Vote:** 5-0

Minutes Prepared by Matt Stiles

TEMPORARY PERMIT

This permit authorizes the temporary sale of alcoholic liquor or cereal malt beverage for on-premise consumption at the location of event scheduled:

Applicant: Our Lady of Guadalupe Church
Event Planned: Spring Fiesta
Location of Event: 612 S. Maple, S. Hutchinson, KS
Date of event: June 3rd, 4th, 5th, 2016
Time: 6:00p-11:00p, 11:00A-11:00p - 11:00A-6:00p
Services Needed: none Coleen 669-9824

Thomas Beier

Applicant' Signature

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS THIS _____, DAY OF _____, _____.

Mayor

ATTEST:

Denise McCue, City Clerk

**Kansas Alcoholic Beverage Control Division
Liquor License**

Temporary Permit - On Premise

APPLICANT: Our Lady of Guadalupe Church
SPONSOR: Our Lady of Guadalupe Church
ADDRESS: 612 S Maple Street
South Hutchinson, KS 67505

LICENSE NO: 5165

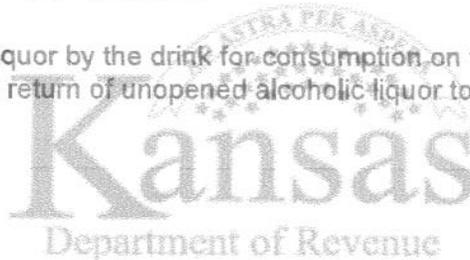
The licensee named above has been granted a liquor license by the Kansas Department of Revenue, Alcoholic Beverage Control Division. This license is neither transferable nor assignable and is subject to suspension or revocation.

EVENT NAME: Spring Fiesta
EVENT DATE(S): June 3, 2016 - June 5, 2016

EVENT TIME: 10:00AM TO 12:00AM

PRIVILEGES:

This permit authorizes the sale of liquor by the drink for consumption on the premises at a specified event location, time and date(s); and, the return of unopened alcoholic liquor to the Retailer within three (3) days of the event.



AGREEMENT:

By accepting this license, the licensee agrees to conduct business in compliance with all applicable federal, state, county and city statutes and regulations.

Dean Reynoldson
Director, Alcoholic Beverage Control

Nick Jordan
Secretary of Revenue

EFFECTIVE: 06/03/2016

EXPIRES: 06/05/2016

THIS LICENSE MUST BE FRAMED AND POSTED ON THE PREMISES IN A CONSPICUOUS PLACE

IMPORTANT INFORMATION

Contact the ABC Licensing Unit at 785-296-7015 or email abc.licensing@kdor.ks.gov if you have any:

- questions regarding this license
- changes to your business name, location, ownership or officers
- questions about filing gallonage tax; if applicable

Contact your local ABC Enforcement Agent at 785-296-7015 or visit our website at <http://www.ksrevenue.org/abccontact.html>

Contact the Miscellaneous Tax Segment at 785-368-8222 or email miscellaneous.tax@kdor.ks.gov if you:

- need assistance with liquor drink or liquor enforcement taxes
- have questions about liquor drink tax bonds, bond relief or bond release

CLOSING YOUR BUSINESS

If you are closing your business, you must surrender your liquor license and complete the information on the back of the license

City of South Hutchinson Staff Report



Topic: Central Travel Plaza Cereal Malt Beverage License

Date: May 16, 2016

The cereal malt beverage license is for the Central Travel Plaza located at 1515 S. Main. Chief Jones has indicated that there have been no problems with alcohol sales at this location. Cereal malt beverage licenses are approved annually and require a \$75 fee. The Central Travel Plaza has submitted its payment. Cereal malt beverages are defined as having not more than 3.2% alcohol by weight produced by fermentation and not by distillation. Wine, spirits and strong beer are regulated at the state level.

Topic: Housing – Southern Hills

Date: May 16, 2016

Following up with the discussion regarding Southern Hills and the potential developer's inquiries, the answers to the questions brought up in the series of meetings are as follows.

- On the letter of credit requirement, in reviewing the Subdivision Regulations, the requirement is for the developer to provide a surety bond or other acceptable method for financial assurance in the a percentage amount as recommended by the City Engineer or as is acceptable to the City Council.
- Prairie Ridge was not required to post a letter of credit or financial guarantee.
- A Subdivision Improvement Agreement is mentioned in the subdivision regulations and could include a provision to take ownership of remaining property in the event of default. The city could also take possession of remaining property through a city established land bank and resell lots in the event of a default.
- The project will be a re-plat of the original town plat from 1889. The zoning was changed in 2015 to R-2 residential for the far western portion of the property, south of the elevator. Housing in the area is consistent with the Comprehensive Plan.
- Special assessments for the current engineering would be approximately \$4,700 per year on a 20 year special. Infrastructure cost could be attributed to the City depending on the configuration of the phases.
- Special assessments are exempt from the tax cap bill that was adopted in 2015.
- The project will be in three phases, meaning there will be three separate benefit districts established, with approximately 20-30 homes per district.
- The project is in the Neighborhood Revitalization Zone. The current plan expires in 2018 and could be renewed if there can be participation from other entities.
- Further discussion on the developing the park and access from Avenue C would needed. Staff would recommend putting together an RFP for a Park and Trail Master Plan which is also a goal in the strategic plan.