



SALINA CITY COMMISSION
REGULAR MEETING AGENDA
CITY-COUNTY BUILDING, 300 W. ASH ST., ROOM 107
SALINA, KANSAS
MARCH 11, 2024
4:00 P.M.

1. CALL TO ORDER

- a. Mayor request staff confirmation that the Kansas Open Meeting Act required notice has been properly provided.
- b. Roll call.

2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

3. AWARDS AND PROCLAMATIONS

4. PUBLIC HEARINGS AND ITEMS SCHEDULED FOR A CERTAIN TIME

5. CONSENT AGENDA

- (5.1) Approve the minutes of the meeting of February 26, 2024.
- (5.2) Approve the minutes of the special meeting of March 7, 2024.
- (5.3) Authorize an additional contingency in the amount of \$6,223.95 (5%) to project number 23037, 2023 New Sidewalk Construction.
- (5.4) Award the bid for project number 24009, 2024 Street Markings to Heartland Traffic Services of Kansas City, Kansas in the amount of \$69,406.55 with a \$3,470.33 (5%) construction contingency for a total project authorization not to exceed \$72,876.88 and authorize the City Manager to execute a contract with Heartland Traffic Services of Kansas City, Kansas upon fulfillment of all prerequisites under the bid documents.
- (5.5) Award the bid for project number 24007, 2024 Mill and Inlay to APAC Kansas Shears Division of Salina in the amount of \$1,169,022.20 with a \$58,451.11 (5%) construction contingency for a total project authorization not to exceed \$1,227,473.31 and authorize the City Manager to execute a contract with APAC Kansas Shears Division of Salina upon fulfillment of all prerequisites under the bid documents.
- (5.6) Authorize the City Manager to execute an agreement with Iron Insurance Partners for broker services.
- (5.7) Consider approval of amended Development Agreements with:
 - (5.7a) the Mark Augustine Trust addressing current and future sidewalk and street improvements to South 9th Street abutting the Augustine Addition to the City of Salina, Saline County, Kansas;
 - (5.7b) the Salina Health Education Foundation addressing future sidewalk and street improvements to North Ohio Street abutting the ADR Addition to the City of Salina, Saline County, Kansas; and
 - (5.7c) Beck's Superior Hybrids, Inc. addressing current and future improvements to North Ohio Street abutting the Beck's Addition to the City of Salina, Saline County, Kansas.
- (5.8) Set a hearing date to consider an appeal of the Planning Commission's denial of Conditional Use Permit Application #CU24-1 filed by Ghallab Hamood on behalf of VIP Smoke Shop seeking approval to establish and operate an electronic cigarette establishment (vape shop) and tobacco shop in a C-5 (Service Commercial) zoning district on property legally described as Lot 1, Block 1 of the Hoffman Addition, plus adjacent vacated right-of-way, in the City of Salina, Saline County, Kansas and addressed as 2018 S. 9th Street.

6. ADMINISTRATION

- (6.1) Authorize the acceptance of the 2023 People's Choice sculpture, Phoenix Rising by Jodie Bliss, for placement on public property.
- (6.2) Authorize the City Manager to execute an agreement with South Ohio Land LLC regarding the City's participation in the local match under the application to the Kansas Department

of Transportation Economic Development Program for “Project McIntosh” and approve submission of a grant application to KDOT.

- (6.3) Approve Ordinance No. 24-11198 amending City of Salina Municipal Code provisions for the keeping of chickens in City limits.
- (6.4) Authorize the Mayor to execute a Transferee Agreement with Prairieland Market Inc.

7. DEVELOPMENT BUSINESS

- (7.1) 1858 Properties, LLC
 - (7.1a) Authorize the Mayor to execute a license agreement with 1858 Properties, LLC to allow the construction and maintenance of off-street parking stalls in the Mulberry Street right-of-way at the southwest corner of South Santa Fe Avenue and Mulberry Street.
 - (7.1b) Approve Ordinance No. 24-11196 changing the zoning district classification from C-3 (Shopping Center) district and R-3 (Multi-Family Residential) district to C-4 (Central Business) district. The property that is the subject of this application is legally described as Lots 170 and 172 on Santa Fe Avenue and Lot 169 and the North 10 ft. of Lot 171 on Seventh Street, plus abutting vacated alley, all in the Original Town (now City) of Salina, Saline County, Kansas.
- (7.2) Windy Creek Addition
 - (7.2a) Approve Ordinance No. 24-11199 amending the Future Land Use Map of the Salina, Kansas Comprehensive Plan to change the future land use designation of a 55.94 acre tract of land located on the west side of I-135 north of Water Well Road from Future Employment to Future Commercial area in support of highway oriented commercial development.
 - (7.2b) Approve Ordinance No. 24-11200 annexing a 92.81 acre tract of land located on the west side of I-135 north of Water Well Road into the City limits.
 - (7.2c) Consider Application #Z24-1, filed by Southlands Development, LLC, requesting a change in zoning district classification from Saline County AG to C-7 (Highway Commercial) to allow development of highway oriented commercial businesses. The rezoning request area is a 9.47 acre tract of land located on the west side of I-135 north of Water Well Road.
- (7.3) Markley Addition
 - (7.3a) Consider the acceptance of the offered street right-of-way, utility and drainage easement and restricted access dedications from the City of Salina to serve the proposed Markley Addition, a two (2) lot subdivision of a 6.13 acre tract of unplatted land located at the north end of the Berkley Family Recreation Area to create a platted building lot for a proposed new fire station facility to be located at the southeast corner of the East Crawford Street and Markley Road intersection.
 - (7.3b) Approve Ordinance No. 23-11178 on second reading changing the zoning district classification from A-1 (Agricultural) to P-(PF) [Public Use – Public Facilities] to allow construction of a fire station. The rezoning request area is a 4.57 acre tract of land located at the north end of the Berkley Family Recreational Area. The proposed building site is located at the southwest corner of East Crawford Street and Markley Road and is addressed as 2600 E. Crawford Street.
- (7.4) Authorize the Mayor to execute a License Agreement with Grassroots Efforts, LLC to allow the installation of metal canopies that would extend over a public plaza and the Santa Fe Avenue right-of-way on the rear, south side and front of the Prairieland Market building at 118 South Santa Fe Avenue.

8. OTHER BUSINESS

9. CITIZENS FORUM

10. EXECUTIVE SESSION

- (10.1) Request for Executive Session – Attorney/Client Privileged
 - (10.1a) I move the City Commission recess into executive session for __ minutes to discuss with special legal counsel the subject of legal considerations relating to the Cozy Inn vs. City of Salina case based upon the need for consultation with an attorney

for the public body which would be deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2). The open meeting will resume in this room at _____ a.m.

(10.1b) Possible action to follow.

11. ADJOURNMENT