

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON**

Wednesday, December 2, 2015 5:30 p.m.

The governing body met in regular session on December 2, 2015, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Absent: None.

Other Officers: City Manager Uri, City Clerk Crum, and Finance Director Farha.

Mayor Hasch declared that a quorum was present and called the meeting to order.

Visitors: Toby Nosker, Hailey Keller, Amanda Mocaby, Ashley Hutchinson, Susie Haver, Monte Wentz, Frank Headrick, John Hood, Mark Budreau, Randy Hake, Harry Brownell, Kent Otott. Staff present: Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Ron Copple, Public Works Director; Eric Voss, Fire Chief; Mike Copple, Assistant Police Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the November 18, 2015, meeting. Commissioner Wentz seconded. Motion carried.

APPROPRIATION ORDINANCE #22

APPROVED

Commissioner Wentz moved to approve appropriation ordinance #22. Commissioner Parker seconded. Motion carried.

PUBLIC COMMENTS

Frank Headrick asked for clarification of the terms of the Alco property sale, and noted he did not think this was a good deal for the community.

In regards to the item on tonight's agenda for moving forward with the Broadway Plaza, Mark Budreau presented his original bid for the Plaza that was rejected earlier this year, and stated all local businesses need to be able to bid the project.

PUBLIC HEARING:

CONDEMNATION 121 E. 18TH ST.

HELD

Mayor Hasch opened the public hearing.

Harry Brownell, owner of the trailer, asked for permission to improve on the structure without removing it, believing it is not an unsafe property. He did state that he could make some minor improvements, then remove it in the spring when the weather is better. The commission agreed to give him 180 days to begin the process.

Mayor Hasch closed the public hearing.

2015-2037 CONDEMNATION 121 E. 18TH ST.

PASSED

Thereupon, there was presented to the City Commission a Resolution for condemnation of 121 E. 18th St.

Thereupon, on motion of Commissioner Lambertz, seconded by Commissioner Parker, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2037 was signed and approved by the Mayor and attested by the Clerk.

OLD BUSINESS:

BROADWAY PLAZA

APPROVED

Earlier this year, we asked for bids and received only one, from Budreau Construction, which was over \$200,000 higher than the engineer's estimate. The process was changed on the bidding, and only two were received, for landscaping and for the brick work. At this point, it was decided to enter into negotiations with a contractor, with a scaled-down version of the original project. Cary Stupka submitted an estimate for \$554,720.00, which excludes the wall, trellis, and video screen, as well as scaling down things like the water feature, concrete, and artificial turf. Alt. 1 bid was for \$68,725.00, and included the water feature. City Manager Uri stated it was highly possible funding would be received for \$60,000.00 from a reputable donor.

Both Cary Stupka and Mark Budreau spoke to the commission. Mr. Budreau said the specs he was originally given were much more complete, and he was not given the chance to bid with the same specs that Mr. Stupka was given. Commissioners Pounds, Parker, and Lambertz all stated that there was not sufficient time to discuss the bid, as it was just given to them at the beginning of the meeting, and wondered if it would be possible to call a special meeting to further discuss the project. Mayor Hasch also said she was uncomfortable with the way the bid was presented, but did not wish to hold up the project further. All said they would not vote against, regardless of personal feelings.

Mayor Hasch moved to accept the bid from Stupka Construction plus the Alt. 1 bid with the provision we enter into it only if we receive the \$60,000 outside funding. Commissioner Wentz seconded. Motion carried.

NEW BUSINESS:

AUDIT ENGAGEMENT LETTER

APPROVED

The auditor's fee would be the same as in previous years. City Manager Uri said we are happy with Jarred, Gilmore & Phillips.

Commissioner Parker moved to accept the audit engagement letter. Commissioner Lambertz seconded. Motion carried.

CONTRACT TO PURCHASE REAL ESTATE

APPROVED

330 W. 6th St. is situated on the same block as the Grown Grand Theatre. The property could be purchased for \$63,000.00, with the intentions of having the house moved, or having it demolished. City Manager Uri said the ultimate plan is to pave the property for a parking lot. Commissioner Pounds asked for specific plans for the property as soon as possible.

Commissioner Parker moved to approve the purchase of 330 W. 6th St. for \$63,000.00. Commissioner Lambertz seconded. Motion carried.

RESOLUTIONS:

2015-2038 REVOLVING LOAN FUND PLAN AMENDMENT

PASSED

Thereupon, there was presented to the City Commission a Resolution to amend the revolving loan fund plan.

Thereupon, on motion of Commissioner Wentz, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2038 was signed and approved by the Mayor and attested by the Clerk.

2015-2039 DOWNTOWN IMPROVEMENT PLAN AMENDMENT

PASSED

Thereupon, there was presented to the City Commission a Resolution to amend the downtown improvement plan.

Thereupon, on motion of Commissioner Parker, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2039 was signed and approved by the Mayor and attested by the Clerk.

2015-2040 NON-CLASSIFIED PAY

PASSED

Thereupon, there was presented to the City Commission a Resolution to set the non-classified pay for 2016.

Thereupon, on motion of Commissioner Parker, seconded by Commissioner Wentz, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2040 was signed and approved by the Mayor and attested by the Clerk.

2015-2041 CLASSIFIED PAY

PASSED

Thereupon, there was presented to the City Commission a Resolution to set the classified pay for 2016.

Thereupon, on motion of Commissioner Wentz, seconded by Commissioner Lambertz, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2041 was signed and approved by the Mayor and attested by the Clerk.

2015-2042 FIRE DEPT. PAY

PASSED

Thereupon, there was presented to the City Commission a Resolution to set the fire department pay for 2016.

Thereupon, on motion of Commissioner Lambertz, seconded by Commissioner Parker, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2042 was signed and approved by the Mayor and attested by the Clerk.

After discussion, it was moved by Commissioner Pounds, seconded by Commissioner Lambertz, to increase the salary of the fixed base operator, Brian Donavon, at the airport from \$1000.00 to \$1200.00 per month. Motion carried.

2015-2043 WARRANTY DEED EXECUTION

PASSED

Thereupon, there was presented to the City Commission a Resolution to authorize the mayor and the city clerk to execute the warranty deed for sale of property at 1401 E. 6th St.

Thereupon, on motion of Commissioner Parker, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2015-2042 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said we will still be able to have a March election next year for terms which then would only be for 2 years 9 months. Thereafter, all elections will be held in November.

City Manager Uri, Jeremy Arnold, and Tim Halfhide went to Topeka and met with the PEC rep to review the Phase 1 plan for the treatment plant.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Pounds asked if KLA had certified the dam yet. City Manager Uri said there might be something by the next commission meeting.

Mayor Hasch thanked the Broadway Plaza committee for their hard work.

STAFF COMMENTS

Bruno Rehbein said the owner of 513 Kansas had asked for 180 days to repair or remove his property. The 180 days was up in June, and we will now be asking for bids to demo this house, as well as 1116 Lincoln.

Amber Farha asked for meetings to be set for next year's budget discussion. It was decided on July 27 and August 3 at 3:00 p.m.

EXECUTIVE SESSION – CONFIDENTIAL BUSINESS DATA

HELD

Commissioner Wentz moved that the commission recess into executive session for ten (10) minutes for confidential business data. Inviting: City Manager Uri and Ashley Hutchinson. Commissioner Pounds seconded. Motion carried by the following vote:

Aye: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Time: 8:19 p.m.

The commission reconvened at 8:29 p.m.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF ACQUISITION OF REAL ESTATE

HELD

Commissioner Lambertz moved that the commission recess into executive session for ten (10) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri. Commissioner Wentz seconded. Motion carried by the following vote:

Aye: Commissioners Hasch, Lambertz, Parker, Wentz, and Pounds.

Nay: None.

Time: 8:30 p.m.

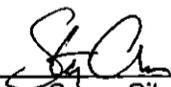
The commission reconvened at 8:40 p.m.

Mayor Hasch announced there was no binding action taken.

ADJOURN

There being no further business, at 8:42 p.m. it was moved and seconded to adjourn.

(Seal)



Stacey Crum, City Clerk