

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

Wednesday, December 19, 2018

5:30 p.m.

The governing body met in regular session on December 19, 2018, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Sacco, Hasch, Snavelly, Lambertz, and Matthew.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Sacco called the meeting to order.

Visitors: Jim Lowell, Ashley Hutchinson. Staff present: Ron Copple, Public Works Director; Jeremy Arnold, Utilities Director; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief; Ric Fredrickson, Police Chief.

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

**APPROVAL OF AGENDA**

Amy Lange asked to remove the fitness court resolution and the executive session.

Commissioner Snavelly moved to approve the agenda as amended. Commissioner Lambertz seconded. Motion approved.

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME**

***Recognition of Battle of the Badges Chili Cook-Off Winner***

Amy Lange discussed the chili cook-off held today, with the employees doing the tasting and voting on the best pot. Each department – fire and police – made a spicy and non-spicy pot. The winner by a slim margin was the police department's spicy submission.

**PUBLIC COMMENTS**

None.

**ACTION AGENDA** (*Action Expected*)

***Approval of Minutes of the December 5, 2018 Meeting***

Commissioner Lambertz moved to approve the December 5, 2018 minutes. Commissioner Matthew seconded. Motion carried.

***Approval of Appropriation Ordinance #23***

Commissioner Matthew moved to approve appropriation ordinance #23. Commissioner Hasch seconded. Motion carried.

***Board of Zoning Appeals Appointment***

Mark Paul's position will expire on January 19. After advertising, no other expressions were received.

Commissioner Lambertz moved to reappoint Mark Paul to the board of zoning appeals. Commissioner Snavelly seconded. Motion carried.

***Acceptance of Property – 429 & 435 E. 2nd St.***

The owners of both properties have considerable special assessments due to nuisances and demolition of houses and they wish to deed the lots to the City. After being accepted into the land bank, they could be marketed for mobile or manufactured homes, as this would be allowed in the floodplain with modifications. Staff recommends accepting the properties, rather than let them eventually go to tax sale all while the City continues to mow and clean up both properties.

Commissioner Snavelly moved to accept the quit claim deeds for 429 & 435 E. 2nd St. into the land bank. Commissioner Hasch seconded. Motion carried.

***Audit Engagement Letter***

The City intends to continue services with Jarred, Gilmore & Phillips, our auditors since 2008. The fee had remained at \$12,450 since the beginning, but has been increased to a maximum of \$13,000 for the 2018 audit. The City is pleased with the auditor's performance.

Commissioner Matthew moved to approve the audit engagement letter with Jarred, Gilmore & Phillips. Commissioner Lambertz seconded. Motion carried.

**Resolution 2018-2080 – Employee Cost of Living Adjustment**

There was presented to the City Commission a Resolution establishing the pay grade for all classified and non-classified employees

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

Yea: Commissioners Sacco, Snavelly, Hasch, Lambertz, and Matthew.

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2018-2080 was signed and approved by the Mayor and attested by the Clerk.

**CMB Licenses**

Eleven businesses have applied for a cereal malt beverage license for 2019. All have been approved by the KBI. The businesses are Casey's General Store, Country Honky Tonk, Easy G Sports Grill, Gambino's Pizza, Pizza Hut, Rod's Food Store, Short Stop (Stores 4 and 10), Thunder Strikez Bowling Alley, Wal-Mart, and Wood Oil.

Commissioner Snavelly moved to approve the CMB licenses for 2019. Commissioner Lambertz seconded. Motion carried.

**Workers Compensation Change**

Stacey Smith said plans had been made for a switch to Midwest Public Risk for work comp, but unforeseen issues have caused MPR to delay implementing the program in Kansas. As the motion had been made for the change at an earlier meeting, she asked for a motion to remain with KMIT for 2019.

Commissioner Hasch moved to remain with KMIT for workers compensation for 2019. Commissioner Snavelly seconded. Motion carried.

**Sales Contract South Development**

Ashley Hutchinson, in her final appearance with CloudCorp, presented the contract for sale of land at the south development for Lot 3 Block A. Due to the incentive package in our land purchase policy, they will qualify for free land. An unnamed tenant has agreed to a 10,000 sq. ft. storefront on the southeastern half of the property. The developer also wishes to purchase additional acreage, with the understanding that should it not be developed after 5 years, the City may purchase it back. Plans are to break ground on the new store by April 2019. The new business, along with the additional acreage, should generate about \$25,000 additional property tax per year.

Commissioner Lambertz moved to authorize the mayor to sign the contract with Ridge Investment Group, LLC. Commissioner Matthew seconded. Motion carried.

**REPORTS**

**Manager's Report**

Amy Lange thanked the commission and the staff for her first year with the City.

**Staff Reports**

Bruno Rehbein said the fire-damaged house in East 6th is in the process of being torn down.

Chris Atkins said a grant was received from the Community Foundation for \$7,000 for the scoreboard.

**Mayor/Commissioner Comments & Reports**

Commissioner Matthew wished everyone a safe holiday.

Commissioner Lambertz expressed his appreciation of staff and other commissioners involved in the operation City functions.

Commissioner Hasch echoed Commissioner Lambertz's sentiments, and wished everyone a Merry Christmas.

Mayor Sacco said the City would miss Ashley Hutchinson and her work at CloudCorp. He also thanked the Blade and Russell Gagnon for the articles about the City.

**ADJOURN**

There being no further business, at 5:52 p.m. it was moved and seconded to adjourn.

(Seal)



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Stacey Smith  
City Clerk