

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 2, 2009**

The governing body met in regular session on December 2, 2009, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Kirk Lowell, Jean Rosemaryniski, Don Lanoue, Arlene Clayton, Marvin Copple, Ron Deal, Steve Wetter, Terri Ashland, Victoria Ashland, Spence McClellan, Tom Tuggle, Alan Corbeil, John Alexander, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson, Bruno Rehbein.

There was no invocation.

The Pledge of Allegiance was recited.

Mayor Hattan asked for changes to the agenda. City Manager Uri said that materials not included in the packets for the redevelopment agreement under old business were now provided.

**APPROVAL OF MINUTES****TABLED**

Commissioner Lanoue requested that the reasons she voted nay on the S.A.F.E.R. grant be included in the minutes. She also said that the motion for executive session was fifteen (15) minutes, rather than twelve (12) minutes. City Manager Uri suggested that the approval of minutes be tabled until next meeting, in order for the commission to approve the changes.

**APPROPRIATION ORDINANCE NO. #22****APPROVED**

City Manager Uri answered Commissioner Johnson's question about the Spirac USA cassette bags, stating they were for the treatment plant compactor. Mayor Hattan asked what nitrile gloves are used for, to which Bruce Johnson answered they aid in avoiding contaminating evidence. Commissioner Johnson said that the \$500 land purchase to Emmet & Paige Rudolph on this appropriation ordinance had not been approved, but was only discussed in executive session. This item was added under new business for approval.

Commissioner Johnson moved to approve appropriation ordinance #22. Mayor Hattan seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

Arlene Clayton said that though plans for a new hospital had recently been voted down, according to Kansas statutes there are certain duties that the county attorney and the city council (commission) can perform if the need to re-equip a hospital with better equipment should arise.

**OLD BUSINESS:****KANSAS LUMBER REDEVELOPMENT AGREEMENT**

Kirk Lowell presented a redevelopment agreement with Kansas Lumber, covering the cost of demolition. Kansas Lumber has already received \$3875.00 through the demo program, leaving a total of \$14,685.00 that is eligible for TIF reimbursement. Ron Copple estimated the cost of sidewalk, driveway and curb and gutter to be \$13,964.50.

The commission had not had ample time to review the documents, and agreed to bring this up at the next meeting for approval.

**NEW BUSINESS:****YEAR END FINANCIAL FORECAST & INTEREST ALLOCATION**

Finance Director Farha addressed questions on the 2009 financials. Discussion included interlocal ambulance agreements, the police department shortage of projected grant money, budgeted salaries, and the TIF fund.

Finance Director Farha suggested placing all current interest allocation in debt services. Mayor Hattan said that current interest allocation should be shared between two funds, with bond and interest receiving \$50,000 and the utility fund receiving the remainder. Commissioner Hosie expressed interest in placing future amounts in the CIP fund.

Mayor Hattan moved to assign \$50,000 of the interest allocation to the bond & interest fund, with the remainder to the utility fund. Commissioner Lanoue seconded. Motion carried unanimously.

Mayor Hattan moved to assign future interest allocation to the general, bond & interest, utility, and TIF funds. Commissioner Lanoue seconded. Motion carried unanimously.

### **2009 BUDGET AMENDMENT**

Finance Director Farha said that 911 equipment was purchased and all projected grant money was not received to cover the expense; initially this extra expense was recorded to the police department. The expense was then correctly moved to the emergency telephone fund which caused that fund to go over budget. The budget amendment increases budget authority in the emergency telephone fund to cover this unexpected expense, with the money for the expense coming from unencumbered cash.

Mayor Hattan moved to approve the 2009 budget amendment for publication. Commissioner Lanoue seconded. Motion carried unanimously.

### **COMMISSION MEETING MINUTES DISCUSSION**

Discussion on minutes was included on this agenda because Commissioner Johnson had given handwritten changes of the minutes of three meetings, February 4, February 18 and July 5, to City Clerk Crum. Commissioner Johnson's concern stemmed mainly from amended minutes which he said did not reflect his original request for a change. Commissioner Hosie said he did not agree with making changes several months later.

It was determined that the February 18 video be viewed, and in the future corrected copies be made available at the next meeting after approval.

### **LAND PURCHASE**

Property needed to be acquired to accommodate the new drainage going in at the dam.

Mayor Hattan moved to approve the purchase of land from the Rudolph's for \$500. Commissioner Johnson seconded. Motion carried unanimously.

### **RESOLUTIONS:**

#### **2009-1859 NON-CLASSIFIED EMPLOYEE PAY PLAN** **2009-1860 CLASSIFIED EMPLOYEE PAY PLAN**

**FAILED**

The following resolutions would approve a 3% cost of living increase for all City employees. Mayor Hattan asked if a comparison study had been made of comparably sized cities, which it has not. Amber Farha provided the figure reflecting the 3% COLA on all employees' wages, which would amount to an increase in salaries of approximately \$81,000. Commissioner Lanoue suggested a 3% COLA on the base rather than actual salary. Mayor Hattan stated that so far the year end looked pretty good, but would prefer waiting until the next meeting to address this issue, so that the commission could see Finance Director Farha's financial reports to get a more complete picture of the year end figures.

Commissioner Hosie moved to approve resolution 2009-1859. Commissioner Jindra seconded. Mayor Hattan repeated that he'd prefer addressing this matter at the next meeting, when the city has more complete data on its financial condition. Motion failed by the following vote:

Aye: Commissioners Jindra and Hosie.

Nay: Commissioners Hattan, Johnson and Lanoue.

Mayor Hattan said that this did not end the discussion; this would be revisited on December 16.

### **MANAGER'S REPORT**

City Manager Uri said that construction had begun on the drainage ditch at the dam. He also informed the commission that the County had approved resolutions on the annexation on the north development properties. He reminded the commission of the employee Christmas dinner, and to get their reservations in. City Manager Uri talked about two missing City weed eaters and that this matter had been turned over to law enforcement. There was discussion on meetings with bond counsel and upcoming TIF projects, and the funding of such.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked about BG Consultant's invoice, and why we were paying them for Campbell & Johnson's services. City Manager Uri said that BG Consultants had hired Campbell & Johnson, and that we weren't paying them twice for the same work.

Mayor Hattan praised Finance Director Farha and all the department heads and said the City was in better shape financially than a year ago.

Commissioner Jindra said that so far, we had collected 95.88% of 2008 sales tax and reminded everyone that last year was a peak year with the wind farm in production. From 2007, we are up 11%.

**STAFF COMMENTS**

Bruce Johnson presented an example of a standard offense report and answered questions on why more information could not be provided to the public.

Ron Copple presented an estimate on putting in a gravel road on 13<sup>th</sup> St., between McCune and L St., to benefit the properties being constructed and sold by C Properties LLC. The cost of materials was estimated at \$28,970.70. Chad Buckley presented estimates for the sewer and water line costs of \$17,886.

Mayor Hattan stated his previous position that this should be a special assessment, with the City putting in the intersection, as was done with other properties around town the last several years. Alan Corbeil of C Properties asked if these businesses pay taxes, and said that these properties generally have tax abatements. With a total cost of \$46,856.70, Mr. Corbeil said that the City would recoup the cost in three years of taxes. Mr. Corbeil ended by stating he no longer was requesting the street work, and asked that the street be vacated.

City Manager Uri echoed Mayor Hattan's praise of the department heads, and said an excellent staff was in place.

**ADJOURN**

There being no further business, Commissioner Jindra moved to adjourn the meeting. Commissioner Lanoue seconded. Motion carried unanimously.

(Seal)



Stacey Orum  
City Clerk