

City Council Meeting
June 29, 2015
7:00 p.m. Special Meeting



Mayor Jason Ward opened the meeting at 7:00 p.m. with the pledge of allegiance. Council members present were Jim Truesdell, Curtis Oroke, Mayor Jason Ward, Chris Donnelly, Andy Gilner, and Kara Reed. Also in attendance were City Administrator Nathan McCommon, Assistant City Administrator Jamie Shockley, and City Attorney Michael Kelly.

Discussion on Public Facilities

- Mr. McCommon informed the Council that the Tan Time facility downtown has recently come up for sale and has been considered as a possible option for City Hall. He presented the results of an assessment by the City's building inspector and engineering firm, in which both indicated that the building is structurally sound. Ms. Reed said that she believes the City needs to consider purchasing this building to be used as City Hall. Mr. Gilner said that he supports purchasing the building if it fits into the City's budget. Mr. Donnelly asked what the formal recommendation was from the Infrastructure Committee on how to proceed. They informed them that the Infrastructure Committee recommended the police and city hall facilities be separate. Mr. Oroke said that he believes this is a good deal for the City. Mr. Truesdell said that he is not strongly interested. He believes City Hall needs to be in a new facility, and the Council should consider terminating the County Road 1 agreement and selling the Industrial Park in order to pay for it. He also believes that if other businesses are interested in purchasing the facility, then the City shouldn't compete with them to get a good deal. Several representatives from local architecture firms addressed the Council and asked them to consider doing a lifecycle cost on the existing building and compare that with building new facilities.
- Mr. Donnelly moved to go with scenario #1 as proposed by the Infrastructure Committee and have a standalone police facility and standalone city hall and to do that with existing facilities. Mr. Gilner seconded. Another architect addressed the Council and asked the council to consider having a professional come in and look at the whole scope of their needs. Susan Freemyer of 206 W. 2nd Street addressed the Council and urged them to make a decision and not put it off any longer. The Council had a roll call vote on Mr. Donnelly's motion. The results were as follows:
 - Kara Reed – No
 - Andy Gilner – Yes
 - Chris Donnelly – Yes
 - Curtis Oroke – No
 - Jim Truesdell – No
- Motion failed 3-2.
- Ms. Reed said she isn't comfortable voting on that motion until we sort out possible funding sources for new facilities and discuss the County Road 1 agreement. Mayor Ward asked each Council member to express how they feel about ending the County Road 1 agreement. Ms. Reed and Mr. Gilner said that we need to keep the agreement with the County and the Industrial Park. Mr. Oroke said he is not willing to compromise the partnership the City has with Leavenworth County. Mayor Ward said that it's not worth the risk to the relationship with the County to terminate the agreement. He believes that if we want to continue to move forward, then perhaps we should redraft the agreement and hold both ourselves and the County accountable.
- Mr. Donnelly moved to direct staff to pursue purchase of only the tan time building downtown. Mr. Oroke seconded. The council had a roll call vote to vote on the motion. The result was as follows:
 - Kara Reed – Yes
 - Andy Gilner – Yes
 - Chris Donnelly – Yes
 - Curtis Oroke – Yes
 - Jim Truesdell – No
- Motion carried 4-1.
- Mr. Gilner moved to enter into executive session for 10 minutes to discuss confidential matters of real estate acquisition. Mr. Oroke seconded. All ayes. Motion carried.
- Mr. Gilner moved to return from executive session after a period of 10 minutes and make a note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.
- Mr. Gilner moved to direct staff to negotiate a contract for the purchase of the existing Tan Time facility. Mr. Oroke seconded. No discussion. 4 ayes, 1 no. Motion carried.
- Mayor Ward asked the Council for further discussion on the police station. Ms. Reed said that she would like to see the Police in a new facility, but doesn't feel like she knows if that is possible financially at this point. She wants to know that the budgetary options are. Mr. Gilner said that he would like to have a public forum and hear from the public regarding how they feel about the police moving into the facility at 6th and Church. Mr. Oroke said that he felt he needed to sit down with PD and go through both options and get a line by line cost estimate. Mr. Truesdell said that he would like to see the police get a new facility, and he would also like to see a lifecycle cost study completed. Ms. Reed said that if the Council feels like they need a public forum on this facility, then we need to set the date right now. Mr. Donnelly moved to set a public forum for July 13 at 7 p.m. to discuss the

police facility. Ms. Reed seconded. All ayes. Motion carried. Council requested staff send out notices to all residents living within 200 feet of the 6th and Church location, and also publicize the public forum online and in *The Mirror*.

- Mr. Gilner moved to adjourn at 8:26 p.m. Mr. Oroke seconded. All ayes. Motion carried.

Respectfully submitted,

Jamie Shockley
Assistant City Administrator