



**City Council Meeting**  
March 2, 2015  
7:00 p.m. Regular Meeting

Mayor Jason Ward opened the meeting at 7:00 p.m. with the pledge of allegiance. Council members present were Jim Truesdell, Bill Peak, 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.

**Consent Agenda**

- Mr. Peak moved to approve the consent agenda. Mr. Gilner seconded. Mr. Peak requested that the wording “membership dues” for Chamber of Commerce be changed to say “donation.” All ayes. Motion carried.

**Open Agenda**

- Susan Freemyer, 206 W. 2<sup>nd</sup> Street, addressed the Council and asked them to help her understand the commitments the City has made to keep the agreement with Leavenworth County for County Road 1. She also wanted to know the obligation the County has to the City as part of the agreement and whether or not they have fulfilled those obligations. Additionally, she inquired as to why the city hasn’t attempted to sell the industrial park.
- Mr. Ward stated that when County Road 1 was improved and the new interchange was developed, the Council entered into an inter-local agreement with Leavenworth County which involved the City paying Leavenworth County \$1.5 million over a period of time. Both parties have the opportunity to move away from the agreement if certain obligations are not fulfilled; however, Mr. Ward believes that County Road 1 is a huge value to our community and is a great economic driver. While it may not be contributing to the City right now, it doesn’t mean that it won’t in the future. In order for the Council to move away from the agreement, there would have to be an argument that someone didn’t fulfill their obligations. He believes if the City does this, we would be pushing away one of our partners and can forget about future collaborative efforts with Leavenworth County. Mr. Ward went on to say that the City can sell the industrial park any time they want at their discretion; however, the decision to purchase the land for the industrial park was also born out of a partnership and is a place that could bring a lot of jobs and economic benefits to our community, once purchased by a business.
- Mr. Donnelly added that the industrial park has been over 15 years in the making, and it is important for everyone to think about how we currently fund the city. The majority of funding is the burden of property owners through the property tax levy. The single-family residences do not bring in enough money to fully support the City, and a business property creates a significantly higher total that is paid to the City. Additionally, the city does not have a great sales tax base. The industrial park has the potential to take a great financial burden off of the city.
- Mr. Peak added that when the decision to purchase the industrial park land was passed, everyone viewed it as a positive thing for this community. He believes the land is worth holding on to for awhile; however, selling it is an option down the road if we decide it’s not bringing the benefits to the community for which we hoped.
- Mr. Truesdell stated that County Road 1 was supposed to be paid for with the county sales tax, and it is his understanding that the County was supposed to provide a study, and they haven’t done that. Additionally, they were supposed to provide a report with what they’ve done with the county sales tax money, and they haven’t done that. Mr. Truesdell believes the City is going to have a hard time recruiting anyone to the industrial park until we improve our city facilities, such as the police station and city hall.
- Mr. Ward stated that when we talk about expensive projects, there is an opportunity for citizens to make broad generalizations about what we don’t have and what we can’t afford. He believes that we stress over what the City can’t do, and it’s really about priorities. If there is something the community wants right now that we don’t have, the City needs to do something to make it work with eyes wide open about what the impact is.
- Mr. Peak added that the subjects that Ms. Freemyer brought up are not new and the perception that the City isn’t doing anything about them isn’t true. These subjects have been brought up several times, and actions have been taken.
- Monica Gee addressed the Council and thanked them for coming to the Tonganoxie Live! Social. It was a great event, and she appreciated everyone being there.

**Old Business**

- Nothing at this time.

**New Business**

**Awarding winning bidder and authorizing an agreement to paint the large pool of the Tonganoxie Water Park**

- Mr. McCommon stated that before the Council is an award for painting the swimming pool at the Water Park, February 3 through February 24. There were 8 respondents to the advertisement, and the lowest bid was from Wildcat Painting for \$11,800. He added that they have committed to the bid specifications and the deadline of May 1. The City Council agreed to set aside \$25,000 for this project in the 2015 budget and the price is well under that budgeted amount. Mr. Peak stated that the top bid is \$19,000 higher than the low bid and wanted to be sure that they were all proposing the same service. Mr. McCommon stated that the material suppliers developed the specifications are the ones who guarantee the product, and all bidders were given the same specifications.

- Mr. Peak moved to award the bid to Wildcat Painting in an amount not to exceed \$11,800. All ayes. Motion carried.

#### **Appropriating additional budget authority in the Fire Equipment Reserve Fund**

- Chief Holcom informed the Council that the budget that has been authorized in the Fire Equipment Reserve fund so far this year is sufficient to cover the lease payment on the vehicles and two-way radios. The Fire Department is requesting an additional budget authority of \$40,000 to finish the improvements to the fire station. \$26,000 of the budget that was allocated to the Fire Department in 2014 was not spent and they would like to have that reallocated in the 2015 budget. Additionally, they are requesting an additional \$14,000 for equipment operational expenses, including purchasing a washer and dryer for the station as well as a new HVAC system for the older part of the station.
- Mr. Peak inquired about the monument sign and asked if they had a picture to show the Council. Chief Holcom said that this is something that would go out in front of the station. They received a rough estimate from a sign company that has done these in various places throughout Leavenworth County. Chief Holcom stated that it would go before the Planning Commission and back before the City to be a permanent marker, and this would be an example of what the city expects moving forward.
- Mayor Ward thanked the Chief for jumping right into this project and stated that he believed it's been a fantastic project for the Fire Department.
- Mr. Peak moved to appropriate an additional \$40,000 from the unappropriated Fire Equipment Reserve fund balance in the 2015 budget. Ms. Reed seconded. All ayes. Motion carried.

#### **Authorizing a farming lease of the Tonganoxie Business Park**

- Mr. McCommon stated that this is simply a new agreement with the same terms as the previous agreement. One small change is that the contract allows the option to renew after the first three years. He added that the General Fund budget did anticipate this revenue for 2015.
- Mr. Peak said that there was a comment about bales of hay being out there for a long time. Mr. Grinter stated that there are a few broken bails out there and he will get that cleaned up.
- Mr. Peak moved to authorize the mayor to sign the agreement with Grinter Farms. Ms. Reed seconded. All ayes. Motion carried.

#### **City Administrator Agenda**

##### **Acknowledge letter of appreciation from the Chamber of Commerce**

- Mr. McCommon stated that Steve Christenson provided a letter simply to say thanks for the City's commitment to support the Chamber of Commerce's efforts.
- Mr. Truesdell stated that he knows the Council approved this when we approved the 2015 budget, but he would like to receive a memo of exactly what they want to use the money for and make sure we get receipts. Mr. Peak agreed that there needs to be some type of accountability when the City gives money to organizations; he would like to see some receipts along with it proving what they spent the money on.
- Ms. Reed stated that she doesn't like the implication that the groups we're donating money to are mismanaging the money. She believes we need to have some careful conversations about this and carefully consider what it is that we want. We haven't asked for this in the past, and that is the responsibility of the Council.
- Mr. Peak stated that he has been extremely consistent on asking for a breakdown on where money goes. Ms. Reed said that this is a policy discussion, and the city needs to have a policy on this.
- The Council requested to have this topic on old business on the next agenda.

##### **Approval of reimbursement to USD 464 for overpayment of water in 2014 in the amount of \$13,650.15**

- Ms. Shockley explained to the Council that an error in billing occurred due to how the meter in the boiler room of Tonganoxie High School needs to be read, and the school district was overcharged for water from June of 2014 to January of 2015. There is remaining budget authority in 2014 to reimburse the overpayment from June to December. Mr. Peak moved to approve reimbursement to USD 464 in the amount of \$13,650.15 to be paid out of the 2014 budget of the Water Operations Fund. Mr. Gilner seconded. All ayes. Motion carried.

##### **Executive Session to Discuss Matters of Non-Elected Personnel**

- Mr. Peak moved to have an executive session to include City Council, Chief of Police, City Administrator, and City Attorney to discuss matters of non-elected personnel for a period not to exceed 10 minutes. Mr. Gilner seconded. All ayes. Motion carried.
- Mr. Gilner moved to move from executive session and make note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.

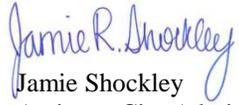
#### **Mayor's Agenda**

- Mr. Ward wanted to touch again on Tonganoxie Live. He said it was a great meeting and believes we should get together and hold town hall meetings more frequently. He thinks it makes senses to have subject-matter topics and go from there. One item that was discussed between meetings that there is a lot of interest in is the police station. He wanted to stress that the police station is important to the Council. He also stressed that there are times when discussion about facilities is going to happen in executive session. Anything involving real estate acquisition will happen in executive session.

- Mayor Ward requested an executive session to discuss matters of non-elected personnel, city attorney, city administrator, and assistant city administrator not to exceed 10 minutes. Mr. Gilner moved, Mr. Peak seconded. All ayes. Motion carried.
- Mr. Peak moved to move out of executive session. Mr. Gilner seconded. All ayes. Motion carried.

Mr. Gilner moved to adjourn. Ms. Reed seconded. All ayes. Meeting was adjourned at 8:58 p.m.

Respectfully submitted,



Jamie Shockley  
Assistant City Administrator