

**City Council Meeting**  
January 4, 2016  
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 Curtis Oroke, Chris Donnelly, Andy Gilner, and Kara Reed. Jim Truesdell was absent. Also in attendance were City Manager Nathan McCommon, Assistant City Manager Jamie Shockley, and City Attorney Michael Kelly.

**Approval of Minutes and Consent Agenda**

- Mr. Gilner moved to approve the minutes from December 21, 2015. Mr. Oroke seconded. All ayes. Motion carried.
- Mr. Gilner moved to approve the consent agenda for December 21, 2015. Ms. Reed seconded. All ayes. Motion carried.

**Open Agenda**

- Nobody was present to speak on open agenda.

**New Business**

**Adopting Resolution 01-16-01, authorizing a public, competitive sale for the financing of the construction of public facilities**

- This item was tabled to later on the agenda.

**Consider a price agreement with Link-Lite Networking for Information Technology Services**

- Mr. McCommon explained that this agreement is simply a price agreement with Link-Lite Networking to provide information technology services with the city.
- Mr. Donnelly moved to approve the technical services agreement with Link-Lite, Inc. Mr. Gilner seconded. All ayes. Motion carried.

**Consider approval of the 2016 court services agreement with Leavenworth County**

- Mr. McCommon explained that Leavenworth County provides court and probation services to the City of Tonganoxie, and this agreement is identical to the one the Council approved in 2015.
- Mr. Donnelly moved to authorize the mayor to execute the court services agreement, in an amount not to exceed \$9,161. Ms. Reed seconded. All ayes. Motion carried.

**Discussion on sesquicentennial celebration planning**

- Ms. Reed informed the Council that the steering committee is holding a meeting with all of the volunteers next Tuesday, January 12 at 7:00 p.m. in the Council Chambers.

**City Manager Agenda**

- Mr. McCommon reminded the Council that the next meeting will be on Tuesday, January 19<sup>th</sup> due to January 18 being a city holiday.
- Mr. McCommon reminded the Council that the LCDC Annual meeting is January 15 at 11:30 a.m. in Leavenworth.
- Mr. McCommon gave an update on the concern from a citizen regarding the availability of ADA parking spaces downtown. He informed the council that the City is compliant with ADA requirements, but he believes we can add additional ADA spaces downtown for a minimal cost.
- Ms. Shockley gave an update on the financial system RFP. The City will be interviewing potential vendors at the end of January/beginning of February and hope to have a contract in front of the Council for consideration by the end of February.

**Old Business**

**Executive Session**

- Mr. Donnelly moved to go into executive session for a period of 10 minutes to discuss matters related to the acquisition of real estate, to include the governing body, City Manager, Assistant City Manager, and City Attorney. Mr. Gilner seconded. All ayes. Motion carried.
- Mr. Gilner moved to return from executive session and make a note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.
- Mr. Donnelly moved to return to executive session for a period of 15 minutes to discuss matters of real estate acquisition to include the governing body, city manager, assistant city manager, city attorney, and three representatives from Cornerstone Family Worship. Mr. Gilner seconded. All ayes. Motion carried.
- Mr. Gilner moved to return from executive session and make a note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.

- Mr. Oroke moved to go into executive session for 15 minutes to discuss matters of real estate acquisition, to include the governing body, city manager, assistant city manager, city attorney, and financial advisor Tom Kaleko. Mr. Gilner seconded. All ayes Motion carried.
- Mr. Gilner moved to return from executive session and make a note that no action was taken. Ms. Reed seconded. All ayes. Motion carried.

#### **Consider purchase agreement for police station**

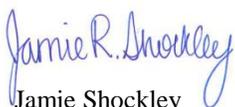
- Mr. McCommon informed the Council that the contract to purchase the police station from Cornerstone Family Worship was included in their packet. The terms are as requested by the Church Council, and there are blanks in the contract for the date that it is effective and the purchase price.
- Mr. Tom Kaleko with Springsted financial addressed the Council. He said that they will be assembling a local list of banks to receive bids from for a lease-purchase agreement to finance the purchase and renovations of the police station and the renovations of City Hall.
- Mr. Donnelly moved to authorize a commercial sales contract with Cornerstone Church for an amount of \$275,000. Mr. Gilner seconded.
- Mr. Oroke asked the Council to disclose the appraisal results with the public. Mayor Ward said that there were two appraisals that were conducted, one of them came in at \$280,000 and one came in at \$200,000. Mr. Oroke stated that because there is such a difference in the appraisals, he thinks it would be wise to not pay more than the average of the two appraisals, which is \$240,000.
- Mayor Ward said that he's been part of this process to get new facilities for our employees since before 2011, and he believes the City has evaluated almost every opportunity in Tonganoxie, whether it be from existing buildings to new buildings at new locations. The City has hired several consultants, and has received input from the employees, the community, and other professionals. He stated that we have a police department in a building that does not meet their needs, and they are the top priority in his opinion. He added that the Council has had many discussion about what the cost should be for this project, as we as discussions about new vs. existing facilities and what our end budget should be. After the infrastructure committee brought forward their recommendations last spring, the Council knew that it was much more affordable to renovate an existing facility rather than to build new, and that is what the Council voted to do. Mayor Ward went on to say that there are a lot of needs in our community that need funding, and there are a lot of things that the City can do with \$800,000 - \$1,000,000 rather than investing that money in a brand new facility. He stated that this decision is about the greater good for our community and providing quality work environments for our employees. It's time to move on down the road because this discussion has gone on far too long.
- Ms. Reed stated that she will be voting no on this purchase because she believes the police need and deserve a better facility. She added that she does not believe this particular facility is the best long-term solution for our community.
- Roll call vote on motion to purchase the facility from Cornerstone Family Worship: Reed – No. Gilner – Yes. Donnelly - yes. Oroke – No. Mayor Ward for tie-breaking vote: Yes. Motion carried, 3-2.

#### **Adopting Resolution 01-16-01, authorizing a public, competitive sale for the financing of the construction of public facilities**

- Ms. Reed moved to authorize a public, competitive sale for the financing of the construction of public facilities. Mr. Gilner seconded. Roll call vote: Reed – yes. Gilner – yes. Donnelly – yes. Oroke – No. Motion carried 3-1.

Mr. Gilner moved to adjourn. Ms. Reed seconded. Meeting adjourned at 8:22 p.m.

Respectfully submitted,



Jamie Shockley  
Assistant City Manager