

City Council Meeting Minutes

December 4, 2017

7:00 p.m. Regular Meeting



Mayor Ward opened the meeting at 7:00 p.m. with the pledge of allegiance. Council members present were Jim Truesdell, Curtis Oroke, Andy Gilner, Kara Reed, and Chris Donnelly. Also in attendance were City Manager George Brajkovic, Assistant City Manager Dan Porter, City Clerk Patty Hagg, and City Attorney Shannon Marcano.

Approval of Minutes and Consent Agenda

- **Mr. Gilner moved to approve the minutes from the November 20, 2017 council meeting. Ms. Reed seconded. All ayes. Motion carried.**
- **Ms. Reed moved to approve the consent agenda. Mr. Gilner seconded. All ayes. Motion carried.**

Open Agenda

- Rachel Kelly, 703 1st St., Tonganoxie & Cricket Ottens – asked the council to hear a project idea they are considering for their Southern Leadership Development Class. They would like to council to consider donating city property west of the VFW Park or 3rd & Main St to use as a dog park. They stated they plan to fundraise for signage and fencing and asked that the city maintain the dog park after it was completed. Monica Gee, 17685 214th St., Tonganoxie stated most dog parks operate on an honor system. All animals must stay on a leash until inside the fenced area, animals must have current rabies shots and owners are responsible for cleaning waste. The council agreed it is a good idea but they would need to review rules and regulations and liability concerns and directed City Attorney to look into regulations.

New Business

Resolution 12-17-01; updating authorized users on the City's Municipal Investment Pool account.

- City Manager, George Brajkovic introduced Dan Porter as the newly hired Assistant City Manager and explained that these signature changes are needed to add Mr. Porter to the City's account.
 - **Ms. Reed made a motion to approve Resolution 12-17-01**
 - **Mr. Gilner seconded the motion. All ayes. Motion Carried.**

Resolution 12-17-02; approving and authorizing the execution of a Real Estate Contract between the City of Tonganoxie and Unilock Chicago, Inc. for the purchase of Lot 5 in the Tonganoxie Business Park.

- Mr. Brajkovic gave a presentation on the project. He showed aerial views of the business park property and Lot 5. He discussed the details of Phase 1 & 2 of the property development and discussed zoning considerations that allow the use of a temporary trailer for 1 year to be used as an office and the schedule for gravel lot improvements. Unilock has agreed to use their products to improve up to 1 acre per year. Also presented were the benefits of the project and the purchase agreement and development agreement.
- Mr. Brajkovic introduced Jeff, local manager for Unilock, and Bob Moser, a representative from Unilock Chicago LLC. Mr. Moser presented the council with a product catalog and gave a brief summary of the company and future plans.
 - **Mr. Gilner made a motion to approve Resolution 12-17-01 authorizing the mayor to execute the contract with Unilock Chicago LLC.**
 - **Mr. Oroke seconded the motion. All ayes. Motion approved.**

Public Forum #2 of 2 regarding the construction of a new Public Library and other Capital Maintenance/Improvements Project list

- Mr. Brajkovic presented a power point showing several capital improvement projects, budget concerns and funding options. He discussed the ¾ cent tax ballot language and the previous tax revenue shortfalls for the water park project.
- Toby Tatum, JE Dunn representative, gave a presentation on building size and cost comparisons. He also explained the original cost did not include parking and land purchase amounts. Ms. Reed asked Mr. Tatum if sq. ft. costs estimates could change. He stated they could look at options and change price estimates accordingly but also that parking was a big part of the budget considerations.
- Steven Skeet, Library Board President, discussed the size of libraries in nearby communities.
- Kay Soetart, 124 W 1st, Tonganoxie, land owner group partner, asked the council for a letter of intent so they could continue to talk to other developers who are interested in the property. She explained that the existing building, the old gym, is still standing because it was thought that the library might use the old gym as part of their design concept.
- Mr. Brajkovic stated the city is working with an agent for an appraisal of the property at 4th & Shawnee and reviewed the capital improvement items and costs that have been suggested by the City Engineers. He presented a slide that showed percentages of the estimated 20 year tax revenue for capital improvement projects and the library project provided by the city financial advisors, Springsted Inc.
- Kay Soetart, 124 W 1st, Tonganoxie, stated some communities have a Community Center and since our city does not have one we need to look at the library as our community center.
- Drew Overmiller, 121 E 2nd St stated the library would generate traffic downtown and could be used as multi-use community space.
- Cecilia Pruitt, 21800 Parallel Rd., Tonganoxie, asked the about the appraised value of the current library building. Mr. Skeet stated the current building is appraised at approximately \$200,000.00-\$240,000.00.

- Jacob Dale, 1023 Starla Ct., suggested spending more on the library now to complete one major project that will benefit the community for many years.
- LaJean Keene, 817 Church St. Tonganoxie stated this is an opportunity for the city leaders to do something great for the community. She stated she would like to see the city provide the library with enough funds to build the 16,000 sq. ft. building.
- Elizabeth Daniel, 309 E 3rd St, stated she teaches an art class at the current library and thinks the library is an important place and a huge part of children's lives in the community.
- Patricia Szini 19749 211th St., Tonganoxie, states she is a regular user of the library for internet access. She does not have a fast internet connection where she lives. She stated she has seen how crowded the library gets at 3:30 in the afternoon. There is no space left and the Library café is a great place for the kids in Tonganoxie.
- Desiree Kenney, 22761 Hatchell Rd., Tonganoxie, stated she owns a daycare in Tonganoxie and she brings her kids to the library for activities. She stated the current library is overcrowded and she would like to see the City do it right the first time.
- Natalie Friese, 1012 Pleasant St., stated she is a teacher and she doesn't want to see the city build a smaller library and have the same problems the school district had when they built the Middle School. She stated the school district was at capacity immediately. She wanted the council to know that the library is known as a safe place for kids after school.
- Tana Walker, 1230 Raintree Tonganoxie, stated they drive to Lawrence to use the library because it is bigger and while they are in Lawrence they usually spend money elsewhere adding to the tax revenue, the same thing could happen in Tonganoxie.
- Jamie Lawson, 1831 Finch, stated that the 3.6 million is the amount that was budgeted for by the city and that he as a stakeholder would like everyone to look at wants vs needs. He stated he would like tax dollars spent responsibly. He stated he has great respect for everyone who has worked with the city and the library on this project.
- Jill Breuer, 17607 198th St., Stated the 3.6 million was an estimate they received from a volunteer architect about 2 or 3 years ago. Now that they have hired a professional design build team the material price has increased and land costs have been added to the total project.
- Cathy Nichols, 501 E 13th St. Tonganoxie, stated she is new to the Tonganoxie community but has seen firsthand the importance of the library to Tonganoxie. She stated she has taken advantage of the programs offered and is impressed by the social activity that is happening at the library.
- Ray Stockman, 14848 234th St., Tonganoxie, suggested looking at staying within budget but designing to fill in space at a later date. He stated there are a lot of retirees and professional telecommuters that use the library for business purposes and the library should look at space for mobile learning.
- Mary Gergick, 21772 Kansas Ave, Tonganoxie, states she uses the library for the internet services. She asked if there had been a study to determine the busiest times hour by hour. She would like to see a storm shelter for the public included in the design and suggested the designers look at doing a 2 story building with a basement and provide more parking.

3 minute recess

- Steve Skeet – asked if the council would review and sign the letter of intent so they could provide that to the landowners. He noted a drafted letter would be provided to the City Attorney for her review.
- Drew Overmiller – 121 E 2nd St., Tonganoxie, asked about insuring action by a specific date in such a letter.
- Mr. Brajkovic reviewed the cost of the bonds and interest to the city.
 - Ms. Reed made a motion to approve 3.75 million dollars for the library project, to include land acquisition and construction, and to instruct staff to review the letter of intent proposed by the library board.
 - Curtis Oroke seconded the motion
- Additional comments were heard from the council members regarding the ¾ cent sales tax with \$200,000 to the library and \$200,000 to be used for infrastructure improvements, debt structure and tax changes in Washington may impact revenue, the need to support the safety and infrastructure projects that will benefit the community and the suggestion of a smaller building at this time with design opportunity for additions to the building at a later date.
- David Friese-1012 Pleasant St, Tonganoxie, addressed the council and stated he did not think the proposed 3.75 million would be enough and would like the council to consider applying all of the revenue for the first 10 years of the 3/4 cent sales tax to the library fund. He felt confident that more tax revenue would be available to the city and would like to see 5.2 million be given to the library for the building and property costs.
- Kara Reed and Curtis Oroke stated they were ready to move forward and vote on the motion that was proposed.
- Incoming (recently elected) council members Rocky Himple and Jamie Lawson commented on the need to stay within the budget and both thought the amount proposed was a good compromise.
- Chris Donnelly explained aspects of bonds and interest, including maturity dates and call dates of bonds.
- Steve Skeet stated he had 6 families choose properties in Basehor over Tonganoxie because of the schools and library.

Mayor Ward closed discussion and asked for a roll call vote on the motion presented by Kara Reed

- **Ms. Reed- yes, Mr. Gilner- yes, Mr. Donnelly- yes, Mr. Oroke-yes, Mr. Truesdell-yes – All ayes. Motion passed.**

Mayor Ward stated there would be an action item at the next meeting to approve the letter of intent and directed city attorney and staff to work closely with Nicole and Steve.

5 minute recess 9:41

Consider Approval of CMB license for Brother's Market

- Mr. Gilner moved to approve the application for Brother's CMB license for 2018. Mr. Oroke seconded. All ayes. Motion passed.

Ordinance # 1429, amending the rate charged for Water & Sewer Usage

- Mr. Brajkovic reviewed the 3% rate changes for water & sewer rates for 2018 that was suggested in the budget review.
 - **Mr. Gilner made a motion to approve Ordinance 1429**
 - **Mr. Oroke seconded the motion. All ayes. Motion passed.**

Mayor Agenda

- Mayor Ward state we need to promote growth and development to afford the amenities and services that we want.

Mary Gergick asked if tax abatements were given to Unilock. Mr. Brajkovic stated Unilock did not ask for tax abatements.

City Council Agenda

- Mr. Oroke asked everyone to google the library that was built in Mulvane KS, in 2016. He stated it was a steel structure, approximately 14,000 sq. ft. he thought the cost was around 4 million.

Mr. Gilner moved to adjourn at 9:53 p.m. Ms. Reed seconded. All ayes. Motion carried. Meeting adjourned.