

CITY COUNCIL MEETING APPROVED MINUTES
March 19, 2018
7:00 p.m. Regular Meeting



I. PLEDGE OF ALLEGIANCE

- Mayor Ward opened the meeting at 7:00 p.m.
- Roll Call: Council members present were Mayor Ward, Mr. Himpel, Ms. Reed via telephone, and Mr. Oroke. Ms. Stevens was absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, and City Attorney Shannon Marcano were also in attendance.
- Mayor Ward led the Pledge of Allegiance.

II. APPROVAL OF MINUTES – REGULAR MEETING DATED MARCH 5, 2018

- **Mr. Himpel made a motion to approve the minutes from the February 20, 2018 City Council meeting.**
- **Mr. Oroke Seconded.**
- **Vote of all ayes, motion carried.**

III. APPROVAL OF CONSENT AGENDA

a) REVIEW BILL PAYMENTS

- **Mr. Himpel made a motion to approve the consent agenda.**
- **Mr. Oroke Seconded.**
- **Vote of all ayes, motion carried.**

IV. OPEN AGENDA

- No members of the public signed up to address the City Council in open agenda.
- Mayor Ward closed the open agenda portion of the agenda.

V. OLD BUSINESS

- No items

VI. NEW BUSINESS

a) ORDINANCE 1435: AUTHORIZING THE SALE/ISSUANCE OF GENERAL OBLIGATION SALES TAX LIBRARY BONDS AND RELATED ACTIONS

- Mr. Brajkovic explained that for this meeting new business items A and B are planned for consideration with the continuation of the remainder of the agenda in order to allow the Councilmembers who are absent or connected by telephone tonight to be in attendance. Mr. Brajkovic explained the timeline of steps taken recently towards the sale of General Obligation sales tax bonds for the library project. He explained that Moody's recently assigned the City a bond rating of A2, which is a solid investment grade rating level. The bond

sale was conducted earlier in the day on March 19, and he introduced Ben Hart of Springsted Inc., who acts as the City's Financial Advisor.

- Mr. Ben Hart, with Springsted Inc., noted that bidding for \$3.85M of bonds concluded at 10 AM on March 19 and that the City received a total of 5 bids from 34 banks. One local bidder, Commerce Bank of Kansas City, Missouri, was the low bid and came in approximately 7 basis points lower than was estimated at 3.2%. This is a positive result from the City's perspective. Strengths noted in the recent A2 rating from Moody's included stable financial position, favorable access to employment centers, and fund balance policies.
- Mayor Ward asked what the bid price amount reflects on the handout that was provided to the City Council.
- Mr. Hart explained that the amount in question reflects the original bid received from the bidder. The City's financial advisor completes a process of evaluating all bids which includes checking each bid and reducing the size of principal included in the bonds by the amount of any premium that was included in the bid. The Council set aside a project total of \$3.75M and the cost of issuance and premium cancelled each other out in this case.
- **Mr. Himpel made a motion to approve Ordinance No. 1435 authorizing the sale of General Obligation Library Sales Tax bonds Series 2018A and related actions.**
- **Mr. Oroke Seconded.**
- **Vote of all ayes, motion carried.**

b) RESOLUTION 03-18-02: AUTHORIZING THE SALE/ISSUANCE OF GENERAL OBLIGATION SALES TAX LIBRARY BONDS AND RELATED ACTIONS

- **Mr. Himpel made a motion to approve Resolution 03-18-02 authorizing the sale and issuance of General Obligation Sales Tax Library Bonds Series 2018A and related actions.**
- **Mr. Oroke Seconded.**
- **Vote of all ayes, motion carried.**
- Mayor Ward stated that this meeting was shortened due to the ability of Councilmembers to be in attendance and asked if anyone present wanted to speak specifically to a remaining agenda item. No members of the public asked to speak.
- Ms. Marcano explained that this action would include extending the current meeting and would utilize the motion language I move to adjourn this meeting and continue all remaining agenda items to March 26, 2018 at 7 p.m. in the City Council Chambers.
- **Mr. Himpel made a motion as stated by the City Attorney.**
- **Mr. Oroke seconded.**
- **Mr. Himpel made a motion to adjourn the meeting.**
- **Mr. Oroke seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:12 p.m.**

...

- Mayor Ward reopened the March 19, 2018 meeting at 7:00 p.m. on March 26, 2018.
- Roll Call: Council members present were Mayor Ward, Mr. Himpel, Ms. Reed, and Mr. Oroke. Ms. Stevens was absent but joined the meeting during item VI. C. City Manager George Brajkovic, Assistant City Manager Dan Porter, Public Works Director Kent Heskett, and City Attorney Shannon Marcano were also in attendance.

- Mayor Ward led the Pledge of Allegiance.

c) RESOLUTION 03-18-03: FIRST AMENDMENT TO REAL ESTATE CONTRACT OF SALE WITH UNILOCK CHICAGO, INC.

- Mr. Brajkovic introduced the item to the City Council.
- **Ms. Reed made a motion to approve resolution 03-18-03.**
- **Mr. Oroke Seconded.**
- **Vote of all ayes, motion carried.**

d) KANE FAMILY FARMS, LLC PRESENTATION

- Mr. Brajkovic noted that due to the continuation of this meeting from March 19, the applicant was not available to attend and make this presentation.

e) 2018 STREET MAINTENANCE PLAN PRESENTATION

- Mr. Brajkovic introduced the item to the City Council and introduced Kent Heskett, the Public Works Director.
- Mr. Heskett introduced the proposed 2018 Street Maintenance Plan. He outlined the three areas of the City with proposed maintenance activities to occur in 2018 as 1. Greystone, South Park, Fall Creek Villas, Stone Creek and a portion of Jackson Heights 2. Village Street and 1st Street 3. Washington Street south to 12th Street, Delaware Drive to 24/40. He also described the types of maintenance being proposed and the anticipated impact on pavement condition.
- Diane Bretthauer asked why Village Street was not proposed to be improved with curb and gutter?
- Mr. Heskett noted that he surveys the entire area to determine this recommendation and applies knowledge of the issues and cost considerations of different levels of maintenance.
- Mr. Brajkovic described the variety of streetscape designs included in the updates to the City's Comprehensive Plan which were adopted in early 2018.
- Mayor Ward noted that he appreciated the input from the public and that it will be necessary to take a more comprehensive approach to studying the different applications of maintenance and streetscape design before implementation of the plan.

f) REQUEST FOR APPROVAL OF CURB ROLLER PURCHASE

- Mr. Heskett introduced the item as a request for approval to purchase a curb roller that would allow in-house staff to complete about 1,500 linear feet of curb replacement instead of contracting the work.
- Mr. Himpel asked what profile of curb would be created with this tool.
- Mr. Heskett stated it would be a laid back curb profile.
- **Ms. Reed made a motion to approve the purchase of a curb roller.**
- **Ms. Stevens Seconded.**
- **Vote of all ayes, motion carried.**

g) DOWNTOWN REVOLVING LOAN PROGRAM UPDATE

- Mr. Porter presented information related to the Downtown Revolving Loan program and indicated that after a thorough review of past activities and related regulations, staff recommends ending the program and returning the remaining funds to the State.
- Mr. Oroke asked what the average loan amount was.
- Mr. Porter responded that most loans were in the range of \$10,000 to \$15,000.
- Mr. Himpel asked whether the money for the loans was from the state or the City?
- Mr. Porter noted that the loan funding originated from the state and the City disbursed the loans.
- Mr. Brajkovic also noted that in his experience it was not uncommon for loan programs of this type to face difficulties in continuing over time as staff struggled to act in the role of banker and that the programs typically are utilized by small businesses at a high risk of default. He added that if the funding was to be returned it would be prudent to ask the state to administer the one remaining loan.

h) CITY MANAGER AGENDA

1. FEBRUARY FINANCIAL REPORT

- Mr. Porter presented information from the February 2018 financial report to the City Council.
- Mayor Ward asked whether the gas agreement was nearing completion.
- Ms. Marcano responded that the City was very close to completing negotiations for the gas agreement as well as with T-Mobile for tower lease agreements.

2. APPLICATION AND PROCESS FOR VACANT CITY COUNCIL SEAT

- Mr. Brajkovic presented information to the City Council that included a proposal to accept applications online or in hard copy format until March 30, with the first City Council review of the applications on April 2, 2018.

i) CITY ATTORNEY AGENDA

- No items.

j) MAYOR AGENDA

- No items.

k) CITY COUNCIL AGENDA

- No items.

l) MAYOR PRO TEM AGENDA

1. EXECUTIVE SESSION FOR THE DISCUSSION OF NON-ELECTED PERSONNEL MATTERS

- **Ms. Stevens made a motion to move recess the City Council into executive session to discuss staff transition planning pursuant to the discussion of personnel matters of non-elected personnel exception, K.S.A. 75-4319 (b) (1) at 7:45 p.m. The open meeting will resume in the City Council chambers after 15 minutes. The executive session will include the City Attorney, City Manager, and Assistant City Manager.**

- Mr. Oroke seconded the motion.
- Vote of all ayes, motion carried.
- ...
- Ms. Stevens made a motion to return from executive session at 8:00 p.m.
- Mr. Oroke seconded the motion.
- Vote of all ayes, motion carried.

- Ms. Stevens made a motion to move recess the City Council into executive session to discuss staff transition planning pursuant to the discussion of personnel matters of non-elected personnel exception, K.S.A. 75-4319 (b) (1) at 8:01 p.m. The open meeting will resume in the City Council chambers after 15 minutes. The executive session will include the City Attorney, City Manager, and Assistant City Manager.
- Mr. Oroke seconded the motion.
- Vote of all ayes, motion carried.
- ...
- Ms. Stevens made a motion to return from executive session at 8:16 p.m.
- Mr. Oroke seconded the motion.
- Vote of all ayes, motion carried.

VII. INFORMATION AND COMMUNICATIONS (NO ACTION REQUIRED)

VIII. ADJOURN

- Ms. Reed made a motion to adjourn the meeting.
- Mr. Oroke seconded the motion.
- Vote of all ayes, motion carried.
- Meeting adjourned at 8:19 p.m.

Respectfully submitted,



Dan Porter, Assistant City Manager