

THE REGULAR MEETING OF THE LIBERAL CITY COMMISSION

May 27, 2014

The regular meeting of the Liberal City Commission was held at 6:30 p.m. in the Commission Chambers located at 325 North Washington on Tuesday, May 27, 2014.

Commissioners Present: Mayor Joe Denoyer, Vice Mayor Dean Aragon, Dave Harrison, Janet Willimon and Ron Warren.

City Staff Present: City Manager Mark Hall, Public Works Director Joe Sealey, Finance Director Chris Ford, City Clerk/Airport Manager Debbie Giskie, Human Resources Director Sheena Schmutz, Building Services Director Kory Krause, Wastewater Services Director Kenneth Williams, Economic Development Director Jeff Parsons, Chief of Police Al Sill and City Attorney Shirla McQueen.

Mayor Denoyer declared the meeting called to order and City Clerk Giskie read the roll call declaring all members present. The Pledge of Allegiance was recited and the invocation was given by Ann Holman of the Risen Glory Church.

1. Awards/Proclamations/Presentations. *No items were presented.*

2. Approval of Agenda.

Mayor Denoyer requested approval of the agenda, as presented.

Commissioner Harrison moved to approve the agenda, as presented, which was seconded by Commissioner Willimon. The motion carried unanimously.

3. Approval of Minutes.

Commissioner Willimon moved to approve the minutes of the May 13, 2014 regular meeting, as presented. The motion was seconded by Commissioner Warren and carried unanimously.

4. Items from Citizens.

Mayor Denoyer read the rules of the Commission and requested members of the audience approach the podium to address the Commission. *No items were presented.*

5. Items from Groups.

Mayor Denoyer read the rules of the Commission and requested members of the audience approach the podium to address the Commission. *No items were presented.*

6. Consent Agenda:

a. Acknowledge Receipt of Minutes:

1. Liberal Housing Authority, April 9, 2014.
2. Liberal Convention & Tourism Board, April 17, 2014 and May 15, 2014.

b. Approval of Airport Lease Renewals

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| 1. #12.02 | Gore Nitrogen Pumping Service | \$1,956.24 | 1 year |
| 2. #47.01 | Diamond Services Company | \$3,285.28 | 1 year |
| 3. #51.01 | Larry Quattrone | \$ 878.50 | 1 year |

4. #67.00 Quinque Oil & Gas \$ 291.72 1 year

- Mayor Denoyer inquired if the Commission wished to remove any items for further discussion.

Commissioner Harrison moved to approve the Consent Agenda, as presented, with Vice Mayor Aragon seconding the motion. The motion carried unanimously.

7. First Reading of Ordinance No. 4427 - Rezone "C-2" General Commercial to "R-1" Single Family Residence.

- Building Services Director Krause noted this is the first reading of an ordinance to rezone four lots on the west side of Liberal in the County where the applicant, Jack Call wants to rezone them into single-family property. It was noted the property is within the three-mile extra-territorial area.

Commissioner Harrison moved advance Ordinance No. 4427 to a second reading, as presented. Commissioner Warren seconded the motion, which carried unanimously.

8. Wastewater Treatment Plant Pickup.

Wastewater Services Director Williams reported the wastewater department has budgeted for the replacement of a 24-year old pickup. He referred to the four (4) quotes received from the State bid as well as the three local dealerships. He recommended making the purchase locally.

Commissioner Harrison moved to approve the purchase of the F150 Pickup from Foss Motors in the amount of \$21,762, as presented. Commissioner Willimon seconded the motion, which carried unanimously.

9. City Trash Bags.

Public Works Director Sealey reported the City has about three months' supply of trash bags in stock and noted Mr. Holman had contacted the vendors and referred to the memorandum in the packet.

- He noted the recommendation would be for the purchase of a truck load of 780 cases in the amount of \$39.60 per case from Dyna Pak Corporation, Lawrenceburg, Pennsylvania, which is the same vendor we purchased from in 2012. It was noted these bags sold to the public.
- Mayor Denoyer questioned what the price comparison was from the past purchase. Mr. Sealey advised he didn't recall but thought it might have been in the \$37.00 per case range.

Commissioner Harrison moved to approve the purchase of a truck load of 780 cases of black trash bags from Dyna Pak Corporation, in the amount of \$39.60 per case or \$30,888 total, as recommended. Vice Mayor Aragon seconded the motion, which carried unanimously.

10. Convention & Tourism Board Appointment.

City Clerk Giskie reported Jay Bhakta's second term on the Convention & Visitors Bureau Advisory Board as a hotel representative expires this month and he has applied for a third term. She noted the CVB Board recommends the reappointment of Jay Bhakta owner/manager of the Quality Inn to a four-year term expiring May 2018.

Commissioner Willimon moved to reappoint Jay Bhakta to the CVB Advisory Board for a term expiring May 2018, as recommended, with Commissioner Warren seconding the motion. The motion carried unanimously.

11. Arkalon Property Grazing Lease.

City Clerk Giskie reported Max Louderback has leased the Arkalon property for the last fifteen years and has been a good steward of the ground to ensure it isn't overgrazed. The lease renewal was negotiated to include a \$10 cow/calf pair for another five-years giving the lessee first right of refusal with regard to renegotiation upon the lease expiration.

- She advised the Arkalon Council met on May 15 and recommend approval of the grazing lease, as proposed.

Commissioner Harrison moved to approve the Arkalon Park Property Grazing Lease with Max Louderback for a five-year period ending February 29, 2020, as recommended. Commissioner Willimon seconded the motion, which carried unanimously.

12. Airport Seventh Street Gate Improvements.

Airport Manager Giskie reported the main Airport gate at the 7th Street entrance was damaged in a wind storm in April and is in need of major improvements. She explained a quote was received from Superior Fence, Dodge City, in the amount \$13,741.91 and FAA has given permission to use Airport land sale funds for this airport improvement.

Commissioner Willimon moved ratify approval of the 7th Street Airport Gate improvement project from Superior Fence in the amount of \$13,741.91, utilizing Airport land sale funds, as presented. The motion was seconded by Commissioner Warren, which carried unanimously.

13. CITY MANAGER'S REPORT.

City Manager Hall expressed appreciation to City staff for their efforts in making the community look great over the Memorial Day weekend.

- Mayor Denoyer questioned when the shooting range would open. City Manager Hall advised he hoped to have more information later this week.

14. ITEMS FROM COMMISSIONERS.

Commissioner Willimon advised the Fifteenth Street extension project is looking great and she also noted the Cemetery looked wonderful with all the veteran's flags out.

Commissioner Harrison expressed appreciation to all the work done at the Cemetery and noted the Fifteenth Street extension project is looking nice. He thanked City staff for their hard work. *Vice Mayor Aragon* advised the parks look great and it was good that the pool is open. He also noted he is looking forward to the 727 jet landing on June 5. He noted that he has been asked to say a few words at the ceremonies. Mayor Denoyer advised he understands there will be several dignitaries attending the ceremonies, including Senator Jerry Moran.

- Airport Manager Giskie advised the jet would land at 9:00 a.m. after a flyby on June 5.

Mayor Denoyer expressed appreciation to City staff for their efforts and noted it was great to see several departments putting out veterans flags last Friday at the Cemetery. He noted Brad and his crew has done a wonderful job preparing the Cemetery the last several years.

- Mayor Denoyer advised it was good to see the parks being used this past weekend and that the pool is open.
- Mayor Denoyer expressed appreciation to Daniel Zuniga and his crew for their diligent efforts in maintaining the community, including the Fifteenth Street extension and sidewalk, work at the shooting range and golf course in addition to regular functions. He noted they are a tremendous asset to the community and have been very visible the past several years.

- He also thanked the other departments both inside city hall and outside that keep the City running like a well oiled machine.

Commissioner Warren had no items to present.

15. VOUCHERS.

\$975,418.67, dated May 27, 2014. Commissioner Warren moved to approve the vouchers, as presented, with Commissioner Willimon seconding the motion. The motion passed unanimously.

16. EXECUTIVE SESSION.

Commissioner Harrison moved to adjourn into a fifteen (15) minute Executive Session per K.S.A. 75-4319(b)(6) – for the purpose of preliminary discussions relating to the acquisition of real property. The motion was seconded by Commissioner Warren and carried unanimously. The Commission invited the city manager, city attorney, finance director and economic development director to the executive session.

- Mayor Denoyer inquired if the Commission wished to take any action as a result of the Executive Session.

Commissioner Harrison moved to authorize the Director of Economic Development, Jeff Parsons, to continue preliminary discussions relating to the acquisition of real property and to execute a Letter of Intent and Confidentiality Agreement. The motion was seconded by Vice Mayor Aragon and carried unanimously.

The meeting was adjourned by motion of Commissioner Harrison.

Joe Denoyer, Mayor

ATTEST:

Debra S. Giskie, CMC, City Clerk