

THE SPECIAL MEETING OF THE LIBERAL CITY COMMISSION

July 16, 2014

The special meeting of the Liberal City Commission was held at 5:30 p.m. in the Commission Chambers located at 325 North Washington on Wednesday, July 16, 2014.

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

City Staff Present: City Manager Mark Hall, Finance Director Chris Ford, City Clerk Debbie Giskie, Human Resources Director Sheena Schmutz, Economic Development Director Jeff Parsons and City Attorney Shirla McQueen.

Mayor Denoyer declared the meeting called to order, and City Clerk Giskie read the roll call declaring a quorum present.

Approval of Agenda. Mayor Denoyer noted Item 1(c) needs to be added - Resolution No. 2197 to reflect the correct identity of the purchaser of property.

Commissioner Harrison moved to approve the agenda, as amended. The motion was seconded by Commissioner Warren and carried unanimously.

1. VACATE PORTION OF REEFER ROAD:

a. Public Hearing.

Mayor Denoyer called the public hearing to order and City Clerk Giskie reported the proper legal notice had been given.

- Economic Development Director Parsons advised Wilson Trailer Company of Sioux City, Iowa is purchasing 12.9 acres in the Liberal Industrial Park from the City. He noted they would be closing escrow on this property tomorrow and there are a couple of details that need to be completed prior to closing. The first would be to vacate a portion of Reefer Road located within the tract they are purchasing and also to ratify the identity of the future owner.

There being no further comments or questions, Mayor Denoyer declared the public hearing closed.

b. First and Final Reading of Ordinance No. 4428 - Vacate a Portion of Reefer Road located in a parcel of the Liberal Industrial Addition.

Mayor Denoyer requested Commission consideration of the first and final reading of Ordinance No. 4428, entitled, "AN ORDINANCE VACATING A PORTION OF REEFER ROAD LOCATED IN A PARCEL OF LAND LOCATED IN THE REPLAT OF THE LIBERAL INDUSTRIAL ADDITION TO THE CITY OF LIBERAL, SEWARD COUNTY, KANSAS".

- City Clerk Giskie reported Mayor Denoyer had executed a letter deeming this an emergency and waiving the first reading of the ordinance.

Commissioner Harrison moved to approve Ordinance No. 4428, as presented, with Commissioner Warren seconding the motion. The motion carried unanimously.

c. Resolution No. 2197 – Ratifying the May 8, 2014 action of Mayor Denoyer and notating the minutes of March 26, 2014 City Commission meeting to reflect the correct identity of the purchaser of property.

Mayor Denoyer requested Commission approval of Resolution No. 2197, entitled, "A RESOLUTION RATIFYING THE MAY 8, 2014 ACTION OF MAYOR JOE DENOYER AND NOTATING THE MINUTES OF THE MARCH 26, 2014 MEETING OF THE CITY

COMMISSION TO REFLECT THE CORRECT IDENTITY OF THE PURCHASER OF PROPERTY”.

- Legal counsel McQueen noted the City always referred to purchaser as Wilson Trailers during the negotiation of the terms of the purchase agreement, when in fact the owner will be TWBJ, Inc., who will lease the property to Wilson Trailers.

Commissioner Harrison moved to approve Resolution No. 2197, as presented. Vice Mayor Aragon seconded the motion, which carried unanimously.

2. Property Purchase Agreement.

- Economic Development Director Parsons noted the City has been approached by Price Properties, LLC of Birmingham, Alabama with an offer to purchase the City’s property at 7th and Western. He noted the parcel contains approximately 11.38 acres and is currently being used as a softball and baseball complex. He referred to the purchase agreement and map showing the parcel in the packet.
- He explained the owner plans on bring in one retailer with the potential of some future development down the road. He advised the proceeds will be used to fund the construction of new state-of-the art ball fields and they have worked closely with the developer to ensure the time frame will allow construction of the ballfields yet this summer to get grass growing and have baseball and softball play next spring on the new ball fields.
- Mr. Parsons expressed appreciation to the Commission for honoring Price Properties’ request for confidentiality and noted they would be make an announcement as far as the tenant/retailer coming. He noted City staff and legal counsel have reviewed the agreement and requested approval of the Purchase Agreement.
- Mayor Denoyer questioned if it was City staff’s intent to sell the Seventh Street ball complex and with the purchase proceeds, the City will be able to build new ball fields without any delay. City Manager Hall advised that is correct.

Commissioner Harrison moved to approve the Purchase Agreement between Price Properties, LLC and the City of Liberal, as presented. Commissioner Willimon seconded the motion. The motion carried unanimously.

Mayor Denoyer commended City staff, Jeff Parsons, Mark Hall, and Chris Ford for their work on the project, and for thinking outside the box in putting the project together. He also thanked Price Properties, LLC for their investment in the City in this win/win endeavor. The Mayor stated that for years the City has been looking at upgrading, improving, and adding baseball and softball fields to the City, but due to lack of funding, were unable to do so. He said with the sale of the property, and the investment of Price Properties, LLC, the City will not only be able to add at least 7 new, state of the art ball fields, but to also get additional retail development. He assured the community that the City of Liberal always has, and always will have a commitment to the youth and adult recreation programs in Liberal, and will continue to look for ways to improve and enhance these programs.

The meeting was adjourned by motion of Commissioner Harrison.

Joe Denoyer, Mayor

ATTEST:

Debra S. Giskie, CMC, City Clerk