

## THE REGULAR MEETING OF THE LIBERAL CITY COMMISSION

August 26, 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, June 24, 2014.

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

**City Staff Present:** City Manager Mark Hall, Finance Director Chris Ford, City Clerk/Airport Manager Debbie Giskie, 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 Joe Denoyer.

### 1. Awards/Proclamations/Presentations.

Liberal Memorial Board Chair Ken Thompson introduced Royce Kitts as the new Library Director at the Liberal Memorial Library. Mr. Kitts advised he is happy to be in Liberal and commended the Board for having a great Library staff. He noted he is enjoying getting to know the people in the community and looking forward to exciting things in the future.

### 2. Approval of Agenda.

Mayor Denoyer requested approval of the agenda.

*Commissioner Willimon moved to approve the agenda, as presented, with Vice Mayor Aragon seconding the motion. The motion carried by a vote of 4 to 0, with Commissioner Harrison.*

### 3. Approval of Minutes.

*Commissioner Willimon moved to approve the minutes of the August 12, 2014 regular meeting, as presented. The motion was seconded by Vice Mayor Aragon carried by a vote of 4 to 0, with Commissioner Harrison absent.*

### 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.

a) *Economic Development Director Parsons* introduced Garrett and Gavin Wright of G & G Homes, who are opening up a new business in Liberal and working on a housing development.

- Garrett Wright advised they are based in Garden City plan on expanding into the community with modular homes. He noted it has been great to work with Mr. Parsons and members of the City staff and local realtors. He noted in February they partnered with some folks in purchasing some land in the southeast part of town and hope to have that up and running in the next 30-60 days.
- The Commission welcomed them to the community.

### 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.

a) *Rotary Club of Liberal.* Mike Brack introduced members of the Rotary Club of Liberal, including John Engel, Al Sill, Don Witzke, Kerry McQueen, Janet Willimon, Linda Ridley and Shirla McQueen. He informed the City of a project they have planned known as “A BIG Day” at the Arkalon Park in September, where they will be working with the Big Brothers and Big Sisters. He announced the event was approved through a \$4,200 grant and part of the funds will be used to purchase eleven 25-gallon trees and some bushes to be planted in the campground at the Arkalon Park. In addition they will be placing some benches, giving out t-shirts and holding a barbeque with the Big Brothers and Big Sisters at the Park.

- Mr. Brack presented Mayor Denoyer with a check for the donated trees and bushes and the group posed for a photograph. The Commission and City staff thanked the Rotary Club for their generous donation.

## **6. Consent Agenda:**

### **a. Acknowledge Receipt of Minutes:**

1. Mid-America Air Museum Advisory Board, May 13, 2014.
2. Liberal Housing Authority, July 9, 2014.

### **b. Approval of Airport Lease Renewals:**

|            |                                |            |        |
|------------|--------------------------------|------------|--------|
| 1. # 24.00 | Independent Inc/Humble Welding | \$ 878.50  | 1 year |
| 2. # 41.07 | Tanking Compressor Services    | \$ 752.40  | 1 year |
| 3. #137.02 | Butch & Linny Dick             | \$1,174.75 | 1 year |
| 4. #142.00 | ABC Self-Store-It              | \$3,744.18 | 1 year |
| 5. #164.00 | David Falke                    | \$1,317.75 | 1 year |

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

*Commissioner Willimon moved to approve the Consent Agenda, as presented, with Commissioner Warren seconding the motion. The motion carried by a vote of 4 to 0, with Commissioner Harrison absent.*

## **7. 2015 Budget:**

### **a. Final Reading of Ordinance 4432 - Levying Tax Revenue for Budget Year 2015 in Excess of Limitation.**

Mayor Denoyer requested Commission consideration of the final reading of Ordinance No. 4432, entitled, “AN ORDINANCE ATTESTING TO THE LEVY OF TAX REVENUES IN EXCESS OF THE LIMITATION DURING BUDGET YEAR 2015 FOR THE CITY OF LIBERAL, KANSAS”.

- Finance Director Ford reported this is the final reading of an ordinance levying tax revenue for the 2015 budget in excess of limitation. He noted this is required by House Bill No. 2047 when it is found necessary to increase property tax revenues greater than the amount levied in the City’s 2014 budget.
- Mayor Denoyer asked Mr. Ford to review the steps taken by City staff to prevent the increase in property taxes. Mr. Ford noted the City’s mill levy remained at the same level for seven years of the last eight years and was increased for 2014. He reviewed the numerous measures taken including: a reduction 23 employees, travel reduction, delaying capital expenditures on an extreme as needed basis and some cost saving measures with health care benefits.

*Commissioner Willimon moved to adopt Ordinance No. 4432, as presented, with Vice Mayor Aragon seconding the motion. The motion carried by a vote of 4 to 0, with Commissioner Harrison absent.*

**b. Resolution No. 2199 - Adoption of the 2015 Budget.**

Mayor Denoyer requested Commission consideration of Resolution No. 2199, entitled, "A RESOLUTION ADOPTING THE 2015 FISCAL YEAR BUDGET, APPROVING THE 2015 PAY PLAN, AND APPROPRIATING BY FUND THE MAXIMUM AMOUNTS TO BE EXPENDED FOR THE BUDGET YEAR 2015".

- Finance Director Ford noted with the adoption of the ordinance to consider a tax levy increase, this resolution would adopt the 2015 budget and pay plan.

*Commissioner Willimon moved to adopt Resolution No. 2199, as presented, with Vice Mayor Aragon seconding the motion. The motion carried by a vote of 4 to 0, with Commissioner Harrison absent.*

**8. Resolution No. 2200 - Accepting Airport FAA Grant Offer & Project Funding.**

Mayor Denoyer requested Commission consideration of Resolution No. 2200, entitled, "A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT OFFER FROM THE UNITED STATES RELATING TO THE DEVELOPMENT OF THE LIBERAL MID-AMERICA REGIONAL AIRPORT, LIBERAL, KANSAS".

Airport Manager Giskie advised the City received a grant offer from the Federal Aviation Administration last week for \$6,793,507 to complete the Taxiway A and Connecting Taxiway C Rehabilitation project. She explained the total project is \$7,363,811, with the City's 5% local grant match of \$368,192. She advised we anticipate the contractor will begin construction next spring due the timing of the funding, contract development and the construction phasing.

- Airport Manager Giskie recommended the adoption of the Resolution which will accept the Grant Offer, to authorize the Mayor to execute the documents to complete the project and to allocate matching funds from the economic development portion of the one-cent sales tax project.
- Finance director Ford asked that the motion include authorizing the transfer of funds for the local grant share.

*Commissioner Willimon moved to adopt Resolution No. 2200, accepting the Grant Offer for the Taxiway A & Connecting Taxiway C Project Phase 2, authorize the Mayor to execute the necessary documents for the completion of the project and to authorize the transfer of \$368,192 from the Economic Development portion of the one-cent sales tax program for the City's 5% match for the Taxiway Project.*

- City Manager Hall commended Debbie for a fantastic job in obtaining federal grants, noting the City had a big task to get as many improvements made to the Airport for now and in future. He noted this goes to saving taxpayer dollars to improve our Airport.

**9. Leeione Addition - Request for Use of City Right of Way.**

Economic Development Director Parsons advised the Commission met Garrett and Gavin Wright earlier in the meeting and noted they have purchased a piece of property at the intersection of Tucker Road and Highway 83. He referred to the drawing distributed and noted the construction of a full sewer main is cost prohibitive and they are requesting a temporary sewer line.

- Mr. Parsons explained an agreement has been reached in principal with G & G Homes following consultation with the City Engineer and legal counsel to allow the installation of a temporary private sewer at the expense of G & G Homes, until such time as the City determines a full sewer main is necessary, at which time the owner of the property will install the required sewer main at the property owner's expense. He asked for permission to pursue this further, subject to legal and engineering approval.

- Commissioner Warren inquired who owns the property on the other side of Norwood Avenue. It was determined that it is owned by Liberal Land Company and they attempting to purchase it, but there are delinquent taxes involved that are making it cost prohibitive for the acreage. It was noted the sewer line would be in the City right-of-way.

*Commissioner Willimon approve the request for G & G Homes to put in a temporary sewer line in the City's right-of -way along the easement, subject to legal and engineering approval, as presented. Commissioner Warren seconded the motion, which carried by a vote of 4 to 0, with Commissioner Harrison absent.*

#### **10. CITY MANAGER'S REPORT.**

City Manager Hall reported staff is working hard as we are going into the final phase of the summer weather. He advised City staff has worked on the ball field relocation on weekends instead of taking crews off regular duties and we are on hold until we have the engineering documents ready to put out an RFQ for the dirt work on the ball field complex.

- City Clerk Giskie asked the Commission to review their calendar in order to set a date for a work session in the next few weeks to discuss fees for solicitors and food vendors, as well as liquor store hours of operation.

#### **11. ITEMS FROM COMMISSIONERS.**

*Commissioner Warren thanked City staff for all they do move Liberal forward. He welcomed the new investors to Liberal and noted we have housing needs and it is nice to see some help IN addressing the issue.*

*Vice Mayor Aragon thanked all the departments for their efforts. He also expressed appreciation to the Rotary Club for attending this evening and making a donation to the Arkalon Park. He also thanked Jeff for introducing the friends from Garden City and noted it nice to see something happen in regard to housing construction in the community. He commended Debbie for pursuing the FAA grant and also Chris for his efforts in completing the budget.*

*Mayor Denoyer echoed the compliments on making the City a better place and noted it is beneficial to have great employees who have the best interests of the citizens and resident in the community. He noted with the wind down of the summer, we are sending most of the summer help home and onto school. Mayor Denoyer noted City staff is working diligently to address the weeds and asked the public to take care of their property.*

*Commissioner Willimon had no items to present and Commissioner Harrison was absent.*

#### **12. VOUCHERS.**

*\$976,269.10, dated August 26, 2014. Commissioner Warren moved to approve the vouchers, as presented, with Commissioner Willimon seconding the motion. The motion passed by a vote of 4 to 0, with Commissioner Harrison absent.*

*The meeting was adjourned by motion of Commissioner Warren.*

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Joe Denoyer, Mayor

ATTEST:

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Debra S. Giskie, CMC, City Clerk