

THE REGULAR MEETING OF THE LIBERAL CITY COMMISSION

January 24, 2017

The regular meeting of the Liberal City Commission was held at 5:30 p.m. in the Commission Chambers located at 325 North Washington on Tuesday, January 24, 2017.

Commissioners Present: Mayor Joe Denoyer, Vice Mayor Tony Martinez, Dave Harrison and Dean Aragon. Absent was Jack Carlile

City Staff Present: City Manager Mark Hall, Finance Director Chris Ford, City Clerk Alicia Hidalgo, Public Grounds Director Brad Beer, Transportation Services Director Daniel Zuniga, Human Resources Director Sheena Schmutz, Housing Director Karen LaFreniere, Economic Development Director Jeff Parsons, Airport Manager Debbie Giskie, Zoning Administrator Kevin Kirk, Chief of Police Al Sill and City Attorney Kerry McQueen.

Mayor Denoyer called the meeting to order, and City Clerk Hidalgo read the roll call and declared a quorum present. The Pledge of Allegiance was recited, and the invocation was given by Rex Petty of Faith Tabernacle Church.

1. Awards/Proclamations/Presentations. Brad Beer introduced the new Park Director Bruce Young. Bruce will be a huge asset to the City of Liberal.

Chris Ford introduced the new Air Museum Director, Laureano Mier. Mr. Mier stated he hopes to do a lot of new things at the Air Museum.

The Commission welcomed Bruce and Laureano to the City.

2. Approval of Agenda.

Mayor Denoyer requested approval of the agenda.

Commissioner Harrison moved to approve the agenda, as presented, with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

3. Approval of Minutes.

Vice Mayor Martinez moved to approve the minutes of the January 11, 2017 regular meeting, as presented. The motion was seconded by Commissioner Aragon carried by a vote of 4-0, with Commissioner Carlile 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. 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.

Ivanhoe Love, Liberal Chair of the Focus on the Future Committee. Mr. Love noted Roger Crossman, Rozelle Webb, and Connie Seigrist are also in attendance. Mr. Love stated Focus on the Future began as a community initiative and consisted of 275 people. The first initiative was passed in 1994 and has been renewed twice. A recreation center/community center has been discussed numerous times along with multiple proposals for one. Six years ago, the public was asked to vote on one however, the proposal was rejected. Last summer, a group again started the discussions for a

community recreation center. They explored a YMCA and utilizing South Middle School. In exploring program costs, outside control, and funding for the YMCA, the group had concerns about competing with city programs as that is what is happening in Garden City right now.

The group wants the community recreation center to work cooperatively with the City in providing activities. Discussion was expanded to include Focus on the Future and city management.

Meetings have been held to discuss a recreation center and there is an interest. FOF believes that South Middle School provides a venue that would keep start-up costs lower and save taxpayers while repurposing a facility that will no longer be used.

Focus on the Future is recommending the City Commission approve a feasibility study for city management to explore the options of establishing a recreation center owned and operated by the City of Liberal without adding any burden on property taxes and working with the school district to repurpose South Middle School.

Mayor Denoyer directed City Manager Hall and Staff to do a feasibility study for the possibility of a recreation center and work with USD 480 on the possibility of using South Middle School.

Mr. Love will meet with USD 480 to present the idea to them.

6. Consent Agenda:

a. Acknowledge Receipt of Minutes:

1. Liberal Housing Authority, December 13, 2016.
2. Liberal Convention & Tourism Board, January 19, 2017.

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 Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

7. RHID and Development Plan and Agreement for A & V Duplexes Phase II:

a. Public Hearing.

Mayor Denoyer declared the public hearing opened.

- Housing director LaFreniere stated A & V Duplexes Phase II will consist of three duplexes and two triplexes for a total of 12 units and is on Grant Street.

Mayor Denoyer declared the public hearing closed.

b. Ordinance No. 4478 - Establishing a RHID and Plan for A & V Duplexes Phase II.

Mayor Denoyer requested Commission consideration of Ordinance No. 4478, entitled, "AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF LIBERAL, KANSAS ESTABLISHING A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (A & V DUPLEXES PHASE II)."

Commissioner Harrison moved to adopt Ordinance No. 4478, as presented, with Vice Mayor Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

The Commission thanked the Zainali family for continuing to help Liberal grow.

8. Acceptance of Grant from Kansas Housing Resources Corporation.

- Housing Director LaFreniere stated the City was awarded a grant for \$150,000 and it will contribute to the development of 13-27 houses in southeast Liberal. The funds can be used for infrastructure on Jewell Street.

Commissioner Harrison moved to accept the grant from the Kansas Housing Resources Corporation in the amount of \$150,000 and enter in to the grant agreement with KHRC, as presented, with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

9. Police Department Ice Maker Replacement.

- Captain McClurg stated the PD's ice maker is broken and repairs are very expensive. They still have money donated from Milk Source. Mr. Harkey from Milk Source gave them permission to use the left over funds for a new ice maker. The ice maker from Circle D is \$1,749.00. *Commissioner Aragon moved to approve the purchase using the donation from Milk Source for an ice maker from Circle D in the amount of \$1,749.00, as presented, with Vice Mayor Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.*

10. Approval of the Final Plat for Hotel Addition.

- Zoning Administrator Kevin Kirk stated that due to clerical issues, the plat for the Holiday Inn Express was not filed within the required 60 day period. On January 12, the Planning Commission reviewed the plat and recommends this plat be approved. *Commissioner Harrison moved to accept the final plat of the Hotel Addition, as presented, with Vice Mayor Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.*

11. Airport-Reconstruct T-Hangar Taxilanes/T-Hanger Drainage Improvements Approval of Project, Engineering Agreement and Allocate Funding.

- Airport Manager Debbie Giskie stated the City received word that FAA has an extra \$1 million for airports affected by EAS. She met with FAA and the Airport Advisory Board for project ideas. The proposed project consists of reconstruction of the T-Hangar Taxilanes and T-Hanger drainage improvements. The project budget is \$1,209,950 which 95% of the FAA eligible costs (\$1,006,485) will be funded by FAA and the City's 5% match of \$52,973 will be funded from the Economic Development portion of the One Cent Sales Tax. The remaining \$150,493 was approved by FAA to use Airport Land Sales Funds.
- The agreement with H.W. Lochner, Inc. has been reviewed and approved by Legal Counsel. *Commissioner Harrison moved to approve the Reconstruction of T-Hangar Taxilanes and T-Hangar Drainage Improvement Project, as presented with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.*

Vice Mayor Martinez moved to approve the Agreement with H.W. Lochner, Inc. as presented with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

Vice Mayor Martinez moved to allocate the 5% match of \$52,973 from the Economic Development portion of the One-Cent Sales Tax Program and to allocate \$150,493 from the Airport Land Sales Fund for the in-eligible FAA costs, as presented with Commissioner Harrison seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

Commissioner Harrison questioned Airport Manager Giskie about the PenAir weather observation and how long it will take for flights to resume.

Airport Manager Giskie stated the equipment that gives out sky conditions went out on Sunday. She reported it to FAA and they are not able to fix it as the part and equipment are old. They have 5 techs

looking for the equipment. There is a temporary trailer with the equipment which she requested but it is unavailable for use right now. In the meantime, PenAir is not able to fly as they need the sky conditions. PenAir will transport passengers to and from Dodge City as they are trying to accommodate them.

12. Storm Damage/Liberal Pride City Wide Program.

- City Manager Hall stated due to the recent ice storm, Staff is requesting \$40,000 from the Liberal Pride City Wide Program of the One Cent Sales Tax for rental and purchase of equipment used for the storm cleanup. These funds will be replenished by the FEMA disaster relief fund if approved by FEMA.

- There is a KEMA meeting at the County Administration Building tomorrow at 10 a.m.

Vice Mayor Martinez moved to approve \$40,000 from the Liberal Pride City Wide Program of the Streets, Drainage, and Capital Improvement portion of the one cent sales tax, as presented, with Commissioner Harrison seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

13. Board Appointments:

a. Library Board.

- City Manager Hall stated the Library Board recommends Judy Chance be approved to fill a full term.

Commissioner Harrison moved to appoint Judy Chance to a full term on the Library Board from January 2017 and ending January 2021, as presented, with Vice Mayor Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

b. JEDC.

- Jeff Parsons stated JEDC recommends Taylor Harden to a 3 year JEDC term ending in 2019.

Commissioner Harrison moved to appoint Taylor Harden to a three year term ending December 31, 2019, as presented, with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

14. Front End Loader Repair & Restoration.

- Transportation Operations Director Daniel Zuniga stated the Street Department's 1998 Volvo front end loader is experiencing transmission and fuel system mechanical issues. Staff is unaware of a local facility that can perform the repair work. The quote from Berry Tractor in Garden City is \$32,235.36. Mr. Zuniga also noted the loader needs other less pressing repairs: air conditioning, brakes, tires, and electrical system. The anticipated amount for those repairs should not exceed \$17,764.64 and Staff will consider local vendors for the repairs if possible. The total for repairs to the 1998 Volvo Front End Loader should not exceed \$50,000.00 and would be funded from the City's Equipment Reserve Fund.

Vice Mayor Martinez moved to repair and restore the Volvo front end loader in an amount not to exceed \$50,000.00 to be funded from the City's Equipment Reserve Fund., as presented, with Commissioner Aragon seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.

15. CITY MANAGER'S REPORT.

- City Manager Hall reported Council of Governments meets on Thursday at SCCC at 7 a.m.
- A public meeting regarding 6 Points will be held on Thursday, Feb. 2 at 5:30 p.m. at the Mahuron Park Building. Staff will be there for questions and discussion on the changes.

- Public Grounds Director Brad Beer and Transportation Services Director Daniel Zuniga gave an update on the storm cleanup. They thanked Staff for working seven days a week and Seward County for their assistance. The public has until January 31 to have tree limbs moved to the front of the curb. Thanks to citizens as they have been exceptional during the cleanup process. Staff will go through all city streets again to pick up any remainder limbs that were put out by the January 31 deadline.
- The City also has a program to help the elderly and/or handicapped with cleanup. People can stop in at City Hall to pick up an orange sticker. The sticker is placed in the window to show there is a need for additional assistance. Seward County also has a number for anyone needing assistance.
- There are currently three licensed tree trimmers. Please be aware if you hire an uninsured tree trimmer as you may have to pay for any damages. There are also groups from out of town saying that FEMA will reimburse you for cleanup payments. There is no confirmation of that so please be aware.

16. ITEMS FROM COMMISSIONERS.

Vice Mayor Martinez thanked City crews, Seward County, and Southern Pioneer for all they are doing during the storm cleanup. Everyone is doing a good job.

Commissioner Harrison thanked everyone from the City and County helping out with the storm cleanup. He has concerns about the broken limbs in the trees as strong winds may bring everything down again. People need to be aware and try to clean up broken branches and dead trees so that the broken limbs aren't falling again or a hazard. He thanked everyone for all their hard work.

It was noted that Staff will look into the tree program and codes for hazards with dead trees.

Commission Aragon thanked Staff and stated the public is impressed with their work. He thanked City Manager Hall for helping with the cleanup. He thanked all staff as they are doing awesome with the mess we have. He welcomed the new Air museum Director and Parks Director.

Mayor Denoyer thanked all city crews as everyone from the City is pitching in along with the County, SCCC athletic teams and students, and churches. Thanks to all those that are helping as a storm of this magnitude requires a lot of cleanup. The City has a great staff and community and everyone is helping each other. Thanks to Southern Pioneer. KEMA is coming in tomorrow and hope to have FEMA here soon. Mayor Denoyer appreciates and thanks those who serve on voluntary boards. One thing that sets Liberal apart is the caring people as we lead with our hearts and care about our community. Thanks again to Staff.

Commissioner Carlile was absent.

17. VOUCHERS.

\$894,360.80, dated January 19, 2017. *Commissioner Aragon moved to approve the vouchers, as presented, with Vice Mayor Martinez seconding the motion. The motion carried by a vote of 4-0, with Commissioner Carlile absent.*

The meeting was adjourned by motion of Commissioner Harrison.

Joe Denoyer, Mayor

ATTEST:

Alicia Hidalgo, City Clerk