

**THE REGULAR MEETING OF THE LIBERAL CITY COMMISSION**  
**June 11, 2013**

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 11, 2013.

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

**City Staff Present:** City Manager Mark Hall, Public Works Director Joe Sealey, Finance Director Chris Ford, City Clerk Debbie Giskie, Human Resources Director Sheena Schmutz, Solid Waste Director Frank Holman, Housing & Community Development Director Karen LaFreniere and City Attorney Shirla McQueen.

Mayor Harrison declared the meeting called to order, and City Clerk Giskie read the roll call declaring a quorum 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 Harrison requested approval of the agenda.

*Commissioner Denoyer moved to approve the agenda, as presented, with Vice Mayor Willimon seconding the motion. The motion carried unanimously.*

**3. Approval of Minutes.**

*Vice Mayor Willimon moved to approve the minutes of the May 28, 2013 regular meeting, as presented. The motion was seconded by Commissioner Aragon and carried unanimously.*

**4. Items from Citizens.**

Mayor Harrison 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 Harrison 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. Arkalon Council, March 7, 2013 and April 4, 2013 meetings.

b. Approval of Airport Leases:

|    |        |                               |            |        |
|----|--------|-------------------------------|------------|--------|
| 1. | #12.02 | Gore Nitrogen Service, LLC    | \$1,956.24 | 1 year |
| 2. | #39.00 | Liberal Gasket Mfg Co, Inc.   | \$2,635.50 | 1 year |
| 3. | #41.06 | Midwestern Well Service, Inc. | \$ 752.40  | 1 year |
| 4. | #47.01 | Diamond Services Company      | \$3,285.28 | 1 year |
| 5. | #51.04 | Larry Quattrone               | \$ 878.50  | 1 year |
| 6. | #67.00 | Quinque Oil & Gas Producing   | \$ 291.72  | 1 year |

c. Approval of Cereal Malt Beverage License:

1. Midway Café II - 225 West Pancake Boulevard.

Mayor Harrison inquired if the Commission wished to remove any items for further discussion. *Commissioner Denoyer moved to approve the Consent Agenda, as presented, with Vice Mayor Willimon seconding the motion. The motion carried unanimously.*

**7. Three (3) Yard Solid Waste Truck Purchase.**

- Solid Waste Director Holman noted the department has four Freightliner trucks and a 1996 Chevrolet truck for backup that is no longer usable. He explained two vendors offer compatible equipment but only one is qualified. Mr. Holman requested consideration of the purchase of a Freightliner chassis and Challenger barrel from Southwestern Equipment in the amount of \$141,610.00 to be funded from the Solid Waste Equipment Reserve fund. He noted delivery will be within 120 days from the order date.

*Commissioner Denoyer moved to approve the purchase a Freightliner chassis and Challenger barrel from Southwestern Equipment, in the amount of \$141,610.00, to be funded from the Solid Waste Equipment Reserve, as presented. The motion was seconded by Vice Mayor Willimon and carried unanimously.*

**8. Housing Incentive Program.**

Housing & Community Development Director LaFreniere noted this item is a follow-up from the work session a couple of weeks ago. She noted during the election comments were made that the housing program isn't working, so City staff made some calls around the State to see what other incentives are being offered. She referred to the amended housing incentive program that was distributed this evening and reviewed the requirements.

- Commissioner Warren questioned the purpose of changing the incentive tonight as he thought the goal was to increase housing. He noted this incentive program wouldn't help create lots. City Manager Hall explained this policy is consistent with what other cities across the State are offering for incentives. He advised the goal is to give the incentive to the homeowner that wants to build a new house.
- Discussion was held about the fact that there are other housing programs offered, such as the Rural Housing Incentive District (RHID) and special assessments. City Manager Hall reported City staff is working on the neighborhood revitalization program, which will be discussed by the Commission in the near future.
- Commissioner Denoyer advised he had talked to other communities at a League governing body meeting last week and had also talked to numerous individuals today about this issue. He noted they would like to see some growth and this will be piece of all the housing programs.
- Commissioner Aragon questioned how the public would find out about the program. Mr. Hall stated it would be available at City Hall and also on the City's website.
- John T. Smith, Liberal, thanked City staff for their efforts in looking into this issue. He indicated the intent of this incentive is fine as one element, but indicated the problem is that it doesn't create buildable lots. Mayor Harrison explained the Commission is discussing the housing incentive program this evening and noted there are other housing incentives available which will be discussed by the Commission in the near future.

*Vice Mayor Willimon moved to approve the new Housing Incentive Program, as amended, which will replace the current Builder/Developer Incentive Program. Commissioner Denoyer seconded the motion, which carried by a vote of 4 to 1, with Commissioner Warren against.*

- Commissioner Warren advised he wished the public would have had the opportunity to provide some input to make the program a little better in an effort to increase housing.

#### **9. Board Appointment – Liberal Memorial Library Board.**

City Clerk Giskie noted the Library Board has two vacancies created by the expiration of Donald Hill's second term and also the first term of Olga Cisneros will expire at the end of June. She explained the Library Board is recommending the appointment of Cheryl Carson and to reappoint Olga Cisneros to a second 4-year term ending May, 2017.

*Commissioner Denoyer moved to appoint Cheryl Carson to the Library Board and reappoint Olga Cisneros for four-year term expiring May, 2017, as recommended. Commissioner Warren seconded the motion, which carried unanimously.*

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

City Manager Hall reported the departments are busy and noted more work is happening at the Leete Family Park. He expressed appreciation to the hard work being done by the department, especially in the hot weather. City Manager Hall noted the WaterPark is running well. He also stated a final report on the Kansas Sampler would be made at the next meeting.

- Commissioner Denoyer questioned the status of the 15th Street Extension. Public Works Director noted construction would begin after King Enterprises completes the pipe portion.

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

*Vice Mayor Willimon thanked City staff for working on the housing incentive program.*

*Commissioner Denoyer expressed appreciation to City staff for working out in this heat. He reported he had visited with a number of people today about the housing issue and feels we are moving in the right direction.*

*Commissioner Aragon thanked Karen and Mark for their efforts. He noted housing is a real issue and we need to do something. He noted this has been a real learning experience and he looks forward to working on this further.*

*Commissioner Warren thanked City staff for the efforts in making the ball fields and parks looking good. He expressed appreciation to Mark and Karen for working on the housing program, as he has an interest in this issue. He was pleased that everyone recognizes we have a problem and we will continue to work on it.*

*Mayor Harrison thanked City staff for all their efforts in the hot weather. He expressed appreciation to Commissioner Denoyer for representing the City and southwest Kansas through his participation on the League governing body. He was pleased to see the usage of Light Park this past weekend and great the facility looked.*

- Mayor Harrison also thanked Mark and Karen for their work on the housing program and thanked Mr. Smith for his comments. He noted we have just started working on the housing issue and will continue to find a solution.

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

*\$566,956.03, dated June 11, 2013. Commissioner Denoyer moved to approve the vouchers, as presented, with Vice Mayor Willimon seconding the motion. The motion passed unanimously.*

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

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Dave Harrison, Mayor

ATTEST:

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Debra S. Giskie, CMC, City Clerk