

City of Larned, KS
Regular Session Meeting Minutes
City Council Chambers
Tuesday September 4th, 2018
6:30 P.M.

Mayor William Nusser called the regular session to order with the following Councilmembers present: Councilmember Carroll Bennett, Councilmember Terry Clark, Councilmember Gary Rainbolt, Councilmember George Elmore, Councilmember Jason Murray and Councilmember Sharon McGinness.

Councilmember Kim Barnes and Councilmember Dennis Wilson were absent.

City Attorney Ron Smith, City Manager Bradley Eilts, Finance Director Monica Steiner were also present.

Visitors: Russell Linderer, Craig Schartz, Brenda Johnson, Allen Taylor, Frieda Smith

Pledge of Allegiance

Approval of Agenda

The agenda was approved.

No further discussion took place.

Approval of Consent Agenda:

Regular Session Council Meeting Minutes from August 6th, 2018, special meeting minutes from August 20th, 2018 was approved.

Video Service Authorization Agreement from GBT Communications Inc. was approved.

Councilmember Rainbolt motioned that the Consent Agenda be approved as presented, Councilmember Elmore seconded.

Motion Carried.

Appropriation Ordinance #8:

Finance Director Monica Steiner reported on the expenses listed on the financial report. On a motion by Councilmember McGinness seconded by Councilmember Bennett and carried for Appropriation Ordinance #8 in the amount of \$934,570.67 and transfers more or less were approved for payment.

Public Comments:

The State Theatre donated \$5,000 to repair the fountain at Schnack Park. A discussion took place in regards to increased security. There have been cameras in the area and that will be something to look into.

New Business:

Request by Housing Opportunities Inc.

HOI is requesting funding from the City of Larned to address a deficit in expenses over revenues and cover current outstanding bills. The funding would pay the costs for management fees and maintenance costs as well as for the 2017 Audit and Tax Preparation. The Dream Homes Project Operating Account needs an additional \$5,300 deposited.

Callie Miller, bookkeeper for HOI, spoke to Council in regards to funding. She updated council that they have flipped three of the six houses. Any reserves they did have were drained in order to get those houses ready for new families. This created an additional cash flow problem and they have several bills that remain unpaid due to the shortage of funds.

Last year (2017) the City of Larned took out an operating deficiency loan to assist with the repair of concrete, assist with bills that had never been paid, and cover management costs. This is repaid to The City if there is any excess cash with the sale of the property.

In 2014 the equity distribution of \$10,000 was never withdrawn, and the City is currently eligible to take that money out of the guaranty reserve account. HOI is asking that the City withdraw the money and pass that through as an equity contribution so that they can have some extra money to fall back on. This would not go in to an operating account; it would go into an unrestricted reserve account that was set up by the prior management company to put excess money into. HOI would then request access to the account from The City Manager to cover any expenses out of their own operating account. This money would pay for the yearly audit fees to Midwest Housing Equity Group. The MHEG is who is requesting the unrestricted reserve account.

On a motion by Councilmember Murray to make the \$10,000 on a pass through as an equity contribution, seconded by Councilmember McGinness.

CTS RFQP

In June, Curtis Wondra with CTS Group spoke to the Council about the process of performance contracting and the potential for energy efficiency solutions. CTS and other design/build performance contractors are required by State Statute to be "revenue neutral" in that the upgrades are paid for through guaranteed cost-savings and not until that time. Suggestions for upgrades and improvements do not obligate the City to make improvements, but the analysis will define the costs and the associated pay-back periods.

State Statute requires the issuance of an Request for Qualifications as a beginning step in the performance contracting process.

Councilmember McGinness motioned that the RFQ for Performance Contracting be approved, the motion was seconded by Councilmember Elmore.

Motion Carried.

Animal Ordinance

Animals are regulated through City Code, Chapter 6. Specific to nuisances caused by animals, Section 6.04.010 and 6.04.020 describe the standards for owning horses, cattle, hogs, or other animals, if the animal is kept within 100 feet of another resident of the City of Larned. They also define the penalty for violations. These ordinances do not apply to dogs or cats. Exotic animals are covered in other Ordinances.

The Code Enforcement Officer and the Police Department would like the Council's consideration of the specific animals permitted, particularly those within 100 feet of a neighboring residence, and input on the number of animals allowed to be kept. Their recommendation is to not allow these animals to be kept within 100 feet of another residence.

City Manager Bradley Eilts suggested that the Council conduct a work session and look at the ordinance in depth. Also look into other ordinances that maybe be outdated and need revision.

Financial Discussion

Mayor Nusser requested that council discuss the debt service and the swimming pool. He is concerned about the debt service. Discussion took place in regards to pushing back the pool project. It was also discussed paying for the pool and the remainder of the housing loan together at that time in order to spread out the debt.

LKM Annual Conference

The League of Kansas Municipalities' 2018 Annual Conference is October 6-8, 2018 in Topeka. This is a great opportunity to visit with other elected officials and municipal employees throughout the State, learn about best practices, and gain a renewed appreciation for public service.

Mayor Nusser indicated that he will try to attend as well as City Manager Eilts. Please let city staff know by September 21st for registration.

LKM Conference Delegates Selection

Councilmember Elmore motioned that the City Manager and the Mayor be the delegates for the annual conference, Councilmember McGinness seconded. Councilmember Murray motioned that Councilmember Barnes and Councilmember Wilson be the alternate delegates, Councilmember McGinness seconded.

Bajillion Marketing

The staff of Bajillion will be in town September 12-14th to shoot the promotional video for the county/city.

Staff Presentation

Frieda Smith with the ADA and Code Enforcement indicated that there are still many sidewalks that need repaired and brought up to ADA standards; there are only a few projects that will be finished up by the end of this year.


Frieda has sent out 329 weed notices since the first of May, that in comparison to the 166 that were sent last year. She is requesting that we use an in-house mower to take care of weeds for the 2019 summer.

There are only a couple of unsafe structures that she is working on, as well as a couple of other demos. There will be a petition that will be coming to council in a couple of months in regards to an apartment structure, the owners were told to clean it up, but that has never been done and the neighborhood wishes it torn down. The cost for demo on that structure is \$17,000. There is not money in the budget for that at this time.

Adjournment

Meeting Adjourned.

City Clerk, Kara Rath



Mayor, William Nusser