

**CITY OF HESSTON
CITY COUNCIL MEETING**

MINUTES of December 9, 2013

Council Meeting No.12

The regular meeting of the Hesston City Council was held on Monday, December 9, 2013 at 6:00 p.m. in the City Council Chambers of the Hesston Municipal Building.

PRESENT

Council members Brad Unruh, John Reimer, Lee Birch, Pat Moore, and Jason Jones, City Administrator Gary Emry and City Clerk Jason Thrasher with Mayor David Kauffman presiding. A quorum was present.

ABSENT

City Attorney Tim Larson

OTHERS PRESENT

Former City Administrator John Carder, Will Wesolowsky representing AGCO, Larry Kleeman with CityCode Financial, Bob Mullet representing Excel Industries, Sarah Steele with Gillmore & Bell, John Haas with Ranson Financial, J.T. Klaus representing Triplett, Woolf, & Garretson, Tyson Miller with Schowalter Villa / Bluestem Communities, Lisa Dodson with Wichita State University, and Jackie Nelson with the Hesston Record.

ADDITIONS TO THE AGENDA

Mayor Kauffman requested adding the following item to the agenda:

- Resolution No. 1112 – Change Authorized Signatory for KDHE Paperwork

The item was added to the agenda.

CONSENT AGENDA

Brad Unruh moved to adopt the Consent Agenda as presented. Pat Moore seconded. Motion carried 5-0.

AWARDS AND PROCLAMATIONS

Mayor Kauffman present retiring City Administrator John Carder with a Key to the City and thanked him for his 15 years of service.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 1111

Sarah Steele with Gillmore & Bell explained the IRB process and answered Council questions related to the TW Properties, LLC / Silverstone issue.

Pat Moore moved to approve Resolution No. 1111 which authorizes the sale and conveyance of certain properties to TW Properties Hesston, LLC (Silverstone, Inc.). Brad Unruh seconded. Motion carried 5-0.

ORDINANCE NO. 180-2013-032

Brad Unruh moved to adopt Ordinance No. 180-2013-032 which authorizes the issuance of Industrial Revenue Bonds in the amount not to exceed \$1,500,000 to TW Properties Hesston, LLC (Silverstone). John Reimer seconded. Motion carried 5-0.

ORDINANCE NO. 180-2013-031

Will Wesolowsky with AGCO and Larry Kleeman with Citycode Financial addressed the Council regarding the AGCO IRB issue.

Lee Birch moved to adopt Ordinance No. 180-2013-031 which authorizes the issuance of Industrial Revenue Bonds in the amount not to exceed \$25,000,000 to AGCO Corporation. Pat Moore seconded. Motion carried 5-0.

ORDINANCE NO. 180-2013-030

J.T. Klaus with Triplet, Woolf, & Garretson and Bob Mullet with Excel Industries addressed the Council regarding the IRB issue.

Jason Jones moved to adopt Ordinance No. 180-2013-030 which authorizes the issuance of Industrial Revenue Bonds in the amount not to exceed \$860,000 to Excel Industries. John Reimer seconded. Motion carried 4-0 with Brad Unruh abstaining.

RESOLUTION NO. 1107

J.T. Klaus with Triplet, Woolf, & Garretson and Tyson Miller with Schowalter Villa / Bluestem Communities addressed the Council regarding the Prairie Lakes Addition.

Lee Birch moved to adopt Resolution No. 1107 which determines the advisability and authorizes certain street, sewer and water improvements to be made in the Prairie Lakes 1st Addition to the City of Hesston. John Reimer seconded. Motion carried 4-0 with Jason Jones abstaining.

ORDINANCE NO. 010-2013-201

Pat Moore moved to adopt Ordinance No. 010-2013-201 which authorizes certain street, sewer and water improvements to be made in the Prairie Lakes 1st Addition to the City of Hesston. Brad Unruh seconded. Motion carried 4-0 with Jason Jones abstaining.

RESOLUTION NO. 1110

J.T. Klaus with Triplet, Woolf, & Garretson and John Haas with Ranson Financial were available to answer questions regarding the process of issuing Temporary Notes to fund subdivision development.

Lee Birch moved to approve Resolution No. 1110 which authorizes the sale of Temporary Notes in an approximate total amount of \$ 1,402,000 for special benefits districts – Prairie Lakes and West Ember IV. Brad Unruh seconded. Motion carried 4-0 with Jason Jones abstaining.

NEW BUSINESS

PRESENTATION ON THE SOUTH CENTRAL KANSAS PROSPERITY – THINK TOMORROW PROGRAM

Lisa Dobson with Wichita State University/South Central Kansas Prosperity Program made a presentation to the Council entitled "*Think Tomorrow Today.*" The presentation focused on the following six areas for cities in the region to cultivate: a built environment, healthy community design, natural resources, transportation, water, and workforce and business development.

ORDINANCES AND RESOLUTIONS

ORDINANCE NO. 100-2013-074

Lee Birch moved to approve Ordinance No. 100-2013-074 which establishes the sewer rates at a \$13.00 base rate and \$3.25 per thousand gallons of usage. John Reimer seconded. Motion carried 5-0.

RESOLUTION NO. 1109

John Reimer moved to adopt Resolution No. 1109 which outlines the City's 2014 Classification and Compensation Schedule. Brad Unruh seconded. Motion carried 5-0.

OLD BUSINESS

2014 HOLIDAY SCHEDULE

Jason Jones moved to adopt the following 2014 Holiday Schedule. Pat Moore seconded. Motion carried 5-0.

HOLIDAY	CITY POLICY	2014 SCHEDULE
President's Day	3 rd Monday in February	February 17, 2014
Memorial Day	Last Monday in May	May 26, 2014
Independence Day	Independence Day (July 4 th)	July 4, 2014
Labor Day	1 st Monday in September	September 1, 2014
Thanksgiving	4 th Thursday & Friday of November	November 27 & 28, 2014
Christmas	Dec. 25 & ½ day before & day after	½ day on December 24, full days on 25 th & 26 th , 2014
New Year's	Jan. 1 & the day before or after	Dec. 31, 2014 & January 1, 2015

EXTENSION OF HOUSING GRANT

Jason Jones moved to set aside an additional \$10,000 to fund the Housing Grant Incentive through December 31, 2014. John Reimer seconded. Motion carried 5-0.

STREET LIGHTS ON HARVEST LANE

Former City Administrator John Carder reported that there was a consensus amongst the residence on Harvest Lane to not have street lights installed along their street. As an alternative, the Council discussed having street lights installed along Hoover Rd.

Brad Unruh moved empower City Administrator Gary Emry to contact Westar to install three to five street lights along Hoover Road. Pat Moore seconded. Motion carried 5-0.

RECOMMENDATION FOR APPOINTMENT TO HRCE BOARD OF DIRECTORS

No action was taken at this time.

UPDATE BY BLUE TEE MANAGEMENT ON GOLF COURSE CAPITAL IMPROVEMENT PROJECTS

This item will be rescheduled to a future meeting.

NEW BUSINESS

CEREAL MALT BEVERAGE LICENSE RENEWALS

Brad Unruh moved to approve the renewal of the CMB Licenses for Casey's General Store locations at both Old 81 Hwy and Lincoln Blvd effective January 1, 2014. John Reimer seconded. Motion carried 5-0.

HAEDC RECOMMENDATION FOR COMMUNITY SERVICE GRANTS

Brad Unruh moved to approve the following Community Service Grants. Pat Moore seconded. Motion carried 4-0 with Jason Jones abstaining.

Recipient	Purpose / Use	Amount
Hesston Area Seniors	Community Health Fair	\$6,600
Hesston Area Seniors	Preventative Health Services	\$400
Hesston Area Seniors	Computer Lab Upgrades	\$0
Hesston Library	Lovin' the Real H-Town	\$750
Kansas Learning Center	2014 Big Fit	\$750
Hesston Wellness Center	Aquatic Wheel Chair	\$1,500
Hesston Resource Center	Rent and Utility Subsidies	\$9,000
Total		\$19,000

BOARD AND COMMITTEE APPOINTMENTS

Mayor Kauffman made the following Board and Committee Appointments:

Board / Committee	Name	Term
Planning Commission	Richard Toews Mike Hamilton Larry Fuqua	2017
Zoning Appeals	Richard Toews Mike Hamilton Larry Fuqua	2017
HAEDC	Zach Phillips Richard Drake	2015
HAEDC (Fill unexpired term of Tony Struckoff)	Jason Jones	2014
Tree Board	David Norris Duane Barker	2016

John Reimer moved to confirm the Mayor's appointments. Pat Moore seconded. Motion carried 4-0 with Jason Jones abstaining.

BIDS OR INFRASTRUCTURE FOR WEST EMBERS IV

Pat Moore moved to approve the bid from Vogts-Parga Construction, LLC in the amount of \$136,839.70 for paving improvements relating to the West Ember IV addition to the City of Hesston, KS. Brad Unruh seconded. Motion carried 5-0.

Pat Moore moved to approve the bids from McCullough Excavation, LLC in the amounts of \$47,700 for sewer improvements and \$20,500 for water Improvements relating to the West Ember IV addition to the City of Hesston, KS. Brad Unruh seconded. Motion carried 5-0.

BIDS OR INFRASTRUCTURE FOR PRAIRIE LAKES – FIRST PHASE

Brad Unruh moved to grant Mayor Kauffman the authority to enter into a contract with Preferred Builders, contingent up its review by city staff, to perform improvement relating to the Prairie Lakes Addition to the City of Hesston. Pat Moore seconded. Motion carried 4-0 with Jason Jones abstaining.

ESTIMATES FOR IMPROVEMENTS TO WEAVER/RANDALL/OLD 81 INTERSECTION

The Council reviewed estimates prepared by Earles Engineering for the redesign of the intersection of Weaver, Randall, and Old 81 Hwy. No action was taken.

RESOLUTION NO. 1112

Brad Unruh moved to approve Resolution No. 1112 which declares Gary Emry as the authorized signer on all KDHE WWTP Improvement Project loan documents. Jason Jones seconded. Motion carried 5-0.

STRATEGIC PLAN UPDATE

Former City Administrator John Carder reviewed the progress made to-date on the different components of the City's Strategic Plan. It was the consensus of the Council to direct staff to schedule a retreat at the beginning of the year to focus on implementing aspects of the Strategic Plan.

DISCUSSION ON GAS PURCHASES AND TRANSPORTATION

City Council Member Pat Moore led the discussion about the natural gas purchasing and transportation process.

ADJOURNMENT

At 9:00 p.m. John Reimer moved to adjourn the regular meeting. Lee Birch seconded. Motion carried 5-0.

Recorded by
Jason Thrasher
City Clerk