

REGULAR MEETING, COUNCIL CHAMBERS, WASHINGTON, KANSAS, FEBRUARY 3, 2003

The Governing body of the City of Washington, Kansas, met in regular session in the usual meeting place in said City on the third day of February, 2003 at 7 p.m. with the following members present: Mayor Herb Dyck; Council Members, Meyler Gibbs, Jon Snapp, Greg Wilson, and Kevin Williams. Dawn Kramer arrived at 7:05 p.m.
ABSENT: None.

ALSO PRESENT WERE: Tim Schook, City Administrator; Paul Monty, City Attorney; Denise Powell; Terry Morse, Light Plant Superintendent; Sandy Barnett, Noxious Weed Director; Marcia Funke, Washington County Commissioner; Greg Bekemeyer, Tim Matlack, Bill Bryant, Ethanol Grain Processor representatives; and Mark Uhlik, Malcolm and Norma Stamm, Washington County Development Corporation representatives.

Xerox copies of the minutes of the previous regular meeting of Monday, Jan. 6, 2003, were given to the Mayor and each Council Member for review. Councilman Gibbs moved to adopt the minutes with Williams seconding the motion. Motion carried.

CITY COUNCIL NOTES

REFUSE CONTRACT: Sandy Barnett, Noxious Weed director, and Marcia Funke, Washington County Commissioner, presented the council with a copy of a proposal for trash hauling. The County will not renew the contract, which expires Dec. 31, 2003, with Durflinger Disposal.

The County has proposed three options. The first, the city enters into a contract with a hauler. Second, the city pass and ordinance and each resident is responsible in choosing their own trash hauler. Third, the county contracts hauler.

The contract is for residential only; businesses will contract their own. The City will do billing as they have done in the past for residential only. The Contractor will bill businesses. The County would like to know by March, which way the City is going.

City Attorney Paul Monty asked about the landfill fees. Barnett stated, "there is a provision in the contract which allows for an increase if needed. At this time, we don't see a need to raise the gate fees."

Commissioner Funke stated, "delinquency charges could be certified to the county clerk and put on tax roll as a lien." Barnett added, "that landlords would be responsible for uncollected fees from tenants, which also can go on taxes as a lien."

Mayor Dyck said that copies of the proposal would be made and handed out to each Council Member for review.

HEALTH INSURANCE: Connie Walenta, a representative of Kastl-Powell Agency, was unable to make it to the council meeting. A questionnaire was handed out to each council member concerning group health insurance. Walenta requested the questionnaires be returned to by Feb. 14. Councilman Wilson stated he made the contact with Walenta as a possible consultant for health insurance. City Administrator Schook stated that Bonnie Miller has expressed interest as a consultant also. Councilman Jon Snapp stated we could possibly talk with Miller and see what she has to offer.

WASHINGTON COUNTY DEVELOPMENT CORPORATION: Mark Uhlik and Malcolm and Norma Stamm, representatives of Washington County Development Corporation, visited the council concerning economic development.

Uhlik stated the WCDC committee had given the Commissioners a business incentive plan that the Commission passed three months ago. However, since that time the Commission has revised the simple plan of three pages into several more pages of a very complex plan, which is hard for the average person to read and comprehend.

"If the city is considering a plan, we suggest you keep it simple and useful," stated Uhlik. "Consider employment incentives and new business incentives for locating in an existing building."

Malcolm Stamm and Uhlik also suggested looking into a Neighborhood Revitalization plan. Neighborhood Revitalization is for residential improvements. Both plans working together could provide growth for Washington.

“Would you be willing to work with the City if we try and develop the plans,” asked Schook. “Certainly” stated Uhlik.

Schook asked the Council if they had any objections to him working with members of WCDC in coming up with proposals to bring before the Council for review. The Council told him to proceed.

On motion by council member Meyler Gibbs that the City Council go into executive session for approximately 20 minutes for the purpose to discuss personnel. From 8:07 p.m. to 8:27 p.m. Thereupon council member Jon Snapp seconded the motion. Thereupon the motion carried. On motion by council member Meyler Gibbs that the council reconvenes to the regular session at 8:27 p.m. Thereupon council member Jon Snapp seconded the motion. Motion was declared carried.

ETHANOL GRAIN PROCESSORS: Tim Matlack, Greg Bekemeyer and Bill Bryant, representatives of Ethanol Grain Processors, updated the Council on the Ethanol Plant and asked them to continue with the feasibility study on the electrical plant.

“We have a contract on the ground,” stated Matlack. “We don’t have the cash yet.” “Things are looking good and the feasibility study would be a big help in the business plan.”

“The feasibility study fees were a big variance from \$5,000 to \$45,000”, stated Dyck. “I dislike the idea of paying taxpayers money with no proposal.”

Dyck said, “ I have a counter proposal.” “The Ethanol Grain Processors pay for the feasibility study and if the plant goes through the City would reimburse the Grain Processors.”

Matlack stated, “At this time there is no money to put into the study.”

The Ethanol Plant would employ 25-30 people with an average salary of \$30,000. There will be 90-100 people on site for construction.

“The feasibility study will be a big plug in the business plan,” said Bekemeyer. “We need to know the cost per kilowatt and what we will pay for juice.”

Bryant asked if the city would provide power and if so what would the cost be? He also inquired about co-generation.

Councilman Greg Wilson stated the people the group meets with want to know the community is in support of the project and are willing to work with them.

“The people of Washington were discouraged when we put money into the industrial site,” said Greg Wilson. “ I feel we are getting our money back and will continue to do so.”

Councilwoman Dawn Kramer asked, “in order to get businesses here aren’t there risk involved?” Councilman Greg Wilson stated we need growth and yes there are risks involved.

City Administrator Tim Schook stated, “If co-generation works, it needs to be reasonable for both parties involved.”

“If co-generation doesn’t work wouldn’t study need to be done to see what can be do?” asked Councilwoman Dawn Kramer.

“City electricity cost and co-generation will be a prop to get the plant,” stated Mayor Herb Dyck.

“If we get the money, we would like to move along as quickly as possible,” stated Bryant. “I understand your skepticism about it.” “Yes, it would be a big plus as a prop.”

“How far are you from securing adequate funding?” asked Mayor Herb Dyck.

“We continue to make efforts,” stated Matlack.

“We are doing it best to make it work for Washington,” said Bekemeyer. “Comes a time and place to ask the taxpayers for assistance.”

“I’m concerned with risking the taxpayers money, when you are having a tough time getting financing,” stated Mayor Herb Dyck.

“There has been lots of money spent on other things that come to not or come to good, said Councilman Jon Snapp. “Feasibly it would be approximately \$330 per employee, not a lot to pay. The rate of return for the city is so, so much greater. Thirty jobs plus other things seems like it would be worthwhile monies spent.”

Jon Snapp asked what department the money would come from. City Administrator Tim Schook said it would be the electrical.

Councilman Kevin Williams made a motion to accept Sega’s earlier proposal not to exceed \$10,000 for the cost of the feasibility study to provide electricity to the EGP plant. Councilwoman Dawn Kramer seconded the motion. Motion carried. Councilman Greg Wilson abstained, due to conflict of interest.

INDUSTRIAL SITE: Mayor Herb Dyck stated the City’s industrial site is starting to look like a junkyard. What could be done about it? City Administrator Tim Schook said he would address the issue with the existing businesses.

HEALTH INSURANCE: City Administrator Tim Schook asked the council for an actual amount an employee could have withheld from paychecks for un-reimbursed medical expenses through AFLAC. He noted that the money would be at-risk-monies. Councilman Meyler Gibbs moved to allow the maximum of \$1500 for employees to have deducted. Kevin Williams seconded the motion. Motion carried.

LIGHT PLANT APPLICATIONS: After reviewing applicants for the light plant position with Terry Morse, Power Plant Superintendent, City Administrator Tim Schook recommended hiring Bill Kern to the light plant position. Starting wage would be \$9.50 per hour. Councilman Kevin Williams made a motion to hire Bill Kern at a wage of \$9.50 per hour. Motion seconded by Jon Snapp. Motion carried.

VACATION POLCY E-4: Councilman Greg Wilson made a motion to amend E-4 of the personnel policy to read that all vacation earned in any year after employment shall be used by the end of that year or shall be lost. Dawn Kramer seconded the motion. Motion carried.

FARM LEASE: The farm lease at the industrial site property is up. The Council stated an add need to be put in the paper for bids. Bids will be opened at the March council meeting.

SWIMMING POOL: Schook informed the Council that Caroline Yungeberg would look after the pool this year. She will be attending a class in February to become a certified pool operator. Councilman Greg Wilson made a motion to raise the lifeguard’s base pay rate from \$5.25 to \$6.00, second year guards from \$6.00 to \$6.25; third year guards from \$6.15 to \$6.40 and fourth year guards from \$6.25 to \$6.50 per hour and reimburse expenses for certification upon the full season of employment and receipt of training. Jon Snapp seconded the motion. Motion carried.

Discussion about daily admission and season ticket prices was held. The Council asked that other pools in the area be called to see what they were charging and they would revisit the issue.

FIRE/AMBULANCE BUILDING: City Administrator Tim Schook stated he would like to have the Council adjourn to meet for a public hearing Wednesday, Feb. 12 at 7 p.m. at City Hall. The public hearing is to consider an application to the Kan-Step program for the new Fire/Ambulance building. The purpose of the hearing is to give the public a chance to voice their opinions.

On motion by Council member Kevin Williams that the City Council go into executive session for approximately five minutes for the purpose to discuss personnel. From 9:40 p.m. to 9:45 p.m. Thereupon council member Dawn Kramer seconded the motion Thereupon the motion carried unanimously. On motion by council member Meyler Gibbs that the Council reconvenes to the regular session at 9:45 p.m. Thereupon council member Dawn Kramer seconded the motion. Motion was declared carried.

SALARIES: Councilman Greg Wilson made a motion to raise the hourly wage of Terry Morse, Light Plant Superintendent, from \$12.70 to \$13.70 per hour and Tom Shannon, assistant Light Plant Superintendent, from \$10.29 to \$11.29 per hour as of March 1, 2003. Jon Snapp seconded the motion. Motion carried.

BACKHOE: City Administrator Tim Schook stated the City has looked at a backhoe for the price of \$24,500 that is in good shape. The backhoe is a John Deere, four-wheel drive with an extended hoe and a 30 day 100% warranty, next 30 days 50/50 warranty. Schook obtained lease purchase agreements from the local banks and Reed Company or money could be taken from the water, sewer and equipment reserve funds to purchase it outright. Following discussion, Councilman Greg Wilson made a motion to purchase the backhoe for \$24,500. Kevin Williams seconded the motion. Motion carried. Councilman Jon Snapp abstained from voting due to conflict of interest.

An overview of critical issues for local government was give by City Administrator Schook, who recently attended City Hall Day with the Kansas Legislature in Topeka.

City Administrator Tim Schook noted the new pickup truck should be here around the 15th of February.

POWER PLANT: A Mid-States representative will be here at the end of this week to install the relay on Big Bertha according to Schook.

Cost estimates for the cooling system at the power plant have been received from Sega. After review of the recommendations from Sega, a wet surface air cooler seems to be the best option. Schook suggested a lease/purchase agreement. The Council asked Schook to obtain lease/purchase agreements for five, seven and 10 years from the two local banks by the Feb. 12 adjourned meeting.

SECOND AND THIRD STREET BRIDGES: Engineering reports on the second and third street bridges were reviewed. Replacement cost of the two bridges would be \$171,000. However, Schook stated the second street bridge could be repaired for approximately \$3,250 with an extended life cycle of 15-20 years. The Third street bridge would need repairs of around \$36,000 that would extend the life span to 15-20 years. Schook will see if any money is available through CDBG.

AMBULANCE: The board was given an update on ambulance payments through the county. The county is to provide a contract in writing to the City.

REFUGE: A letter from Durflinger Disposal was given to the Council. Durflinger would like to contract to provide trash service to the City.

Councilman Greg Wilson moved to accept the GAPP waiver Resolution 2003-01. Meyler Gibbs seconded the motion. Motion carried.

RESOLUTION 2003-01

WHEREAS: The Governing Body of the City of Washington, Washington County, Kansas, finding that financial statements and financial reports prepared in conformity with generally accepted accounting principles are not relevant to cash basis law and budget laws of Kansas and are of no significant value to that governing body or general public, request a waiver of the requirements of law relating to the preparations of financial statements and

financial reports, for the year ending December 31, 2002, in accordance with provisions of K.S.A. 1982 Supp. 75-1120a (c) (1982 S.B. 531).

There came on for consideration an Ordinance entitled:

APPROPRIATION ORDINANCE NO. 2003-02

“AN ORDINANCE ALLOWING FOR PAYMENT OF THE CITY’S BILLS AND DEBITS.”

Thereupon on motion made by council member Greg Wilson moved for its adoption, that the City Clerk is hereby authorized and directed to issue payroll Check _____ through _____ and warrant Check _____ through _____ in payment of just bills and claims against the City and debit the appropriate fund for each expenditure. Thereupon council member Kevin Williams seconded the motion. Thereupon the mayor declared the motion carried unanimously.

WESTSIDE PROPERTY: Councilman Jon Snapp asked for an update on the Westside property. City Attorney Monty stated a Sheriff’s sale on the Westside property is Feb. 25, 2003.

RESOLUTION NO. 2003-2

FAIR HOUSING RESOLUTION DESIGNATING APRIL AS FAIR HOUSING MONTH

Councilman Meyler Gibbs made the motion to authorized Mayor Dyck to sign Resolution No. 2003-02, a proclamation designating April as Fair Housing Month. Motion seconded by Kevin Williams. Motion carried.

Councilwoman Dawn Kramer made a motion to adjourn to 7 p.m. Wednesday, Feb. 12, 2003, at City Hall. Greg Wilson seconded the motion. Motion carried.