



**MINUTE RECORD**  
**Regular Council Meeting City of Haven**

**Meeting: REGULAR**

**Date: June 1, 2015**

**THE CITY COUNCIL MEETING IN REGULAR SESSION WAS CALLED TO ORDER AT 7:00 PM BY PAULA SCOTT, MAYOR. THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:**

**Council Members: Sandra Williams, Adam Wright, Shauna Schoepf-Pearce, Steve Carmichael and Les Banman.**

**Absent: None.**

**Others: Brian Salmans, Adam Strunk, Jessica Hoskinson, Jessica Stussy, Carl Myers, Leslie Atherton, Stephanie Carlson, Doug Nech.**

The meeting was opened with the flag salute and followed with the moment to honor those who have served in the military, First Responders, and other Public Service to our Country and Community.

No revisions were made to the agenda. No one signed up to deliver public comment.

**Minutes**

Minutes of the May 18, 2015, meeting were unanimously approved after a motion from Banman and a second from Schoepf-Pearce. Motion carried.

**Accounts Payable**

Banman moved to approve accounts payable, totaling \$48,816.19. Williams seconded, and the motion passed unanimously.

**Stephanie Carlson, Booster Club: Request Use of Facilities**

Carlson asked that the Council permit the Booster Club to utilize the tennis courts at Engweiler Park to hold a dance on August 28 from 9:00 - 11:00 PM. Setup will begin at 7:00 PM. Schoepf Pearce moved to authorize use. Wright seconded, and the motion passed with five "yes" votes.

**Consider Request from Haven Foodliner**

At a previous meeting, Nech, owner of Haven Foodliner, requested the City freeze his total utility bill to \$100 per month until he has received \$36,500 in subsidies.

Jessica Hoskinson, Economic Development Director, was present to provide a history of incentives provided to other local businesses as well as the formula for the Cost Benefit Analysis utilized to award those incentives. She went over the stories of the incentives provided to Shep Chevrolet, Haven Steel, Dollar General, and Papa's Pizza, outlining the capital investments made by each business. She noted that the standard for the Return on Investment for the incentive to be brought to the City Council is 1:1.2 (over ten years). The progress of each incentive is monitored to ensure that the formula is accurate.

Mayor Scott noted that the purpose of incentives is to attract new businesses or business expansion, and incentives are individualized based on information received from the business applying for the incentive.



Hoskinson commented that Corey Nech, Doug's son, did ask for a Cost Benefit Analysis; however, since an expansion wasn't occurring and a capital investment wasn't being made, there was nothing to run a Cost Benefit Analysis on.

It was mentioned amongst the Council that the incentive of \$36,600 provided to Dollar General was intended for the extension of water and electricity to the property. However, in the end, that incentive did not cover the cost of running even the electricity. Dollar General covered the remaining cost of running electrical and the entire cost of running water lines out there.

Based on the presented information, Mayor Scott did not feel that Haven Foodliner's request fit the standard outlined for considering such requests. Banman agreed and suggested a different approach -- loaning the Foodliner money with a payback to occur through special assessments over a number of years.

Williams pointed out the connection between incentives and infrastructure. For example, if Dollar General goes out of business, the infrastructure will remain intact. There's not that protection with the request from the Haven Foodliner. Furthermore, she felt it opened doors for other businesses to make the same kind of request if this one was granted.

Schoepf-Pearce agreed and noted that all businesses are vital to the well-being of the City. She personally has made it a point to do more of her shopping there.

Carmichael asked Nech if anything with the grocery store had changed since his request. He said his customer numbers have not changed.

Scott asked for a motion to entertain the request, if the members wanted to make one. Without a motion, she noted, the Council would move on to the next item of business.

No motion was made. Nech thanked the Council for their time.

#### **Carl Myers, Kansas Power Pool: Consider Revisions to Kansas Power Pool Documents**

Myers went over the changes requested to each document starting first with the Second Agreement to the Agreement Creating the Kansas Power Pool, a Municipal Energy Agency, then moving on to the Second Amended Operating Agreement.

Wright moved and Carmichael seconded to adopt Resolution 292, authorizing the City's continued participation in the KPP by executing the Second Amendment to the Agreement Creating KPP. All members voted in favor of the same.

Next, Wright moved and Carmichael seconded to adopt Resolution 293, authorizing the City to continue its participation in the KPP by approving the Second Amended Operating Agreement. All members voted in favor of the same.

Voting delegate and an alternate were appointed. Carmichael moved to appoint Pell as the voting delegate and Atherton as the alternate. Williams seconded, and the motion carried five to zero.

#### **Public Works: Consider Purchases – Snow Plow, Pole Puller, Tamper, Replacement Ladder for Pool**

Public Works Director, Rob Pell, presented an estimate for a snow plow, totaling \$4580. Forty-six hundred was budgeted for this item. An estimate for a pole puller and tamper, budgeted at \$5,000, was provided at \$4627.50. An estimate for a replacement ladder (five-step) for the pool was provided at \$740.95. No money was budgeted for that expenditure.



Banman moved to approve all requested expenditures. Carmichael seconded, and the motion carried five to zero.

**Discuss Wages of Streets / Grounds Superintendent, John Loehr**

Loehr's current wage is \$14.86 per hour. Because Loehr recently became a certified water operator, Pell requested the Council increase his wage by \$1.00, effective April 1. Wright moved to implement a wage increase of \$1.00 / hour, retroactive to April 1. Carmichael seconded. Motion carried five to zero.

**Discuss How to Proceed with Sewer Improvements**

Pell presented the options for pursuing sewer improvements. Option 1 was to replace everything at once in 2016 for \$150,000. Option 2 was to replace the South Lift Station now and spread the project out over several years at a total of \$169,000. The third option was to repair both stations and replace the south Lift Station in 2-3 years at a total of \$182,735.

Pell commented that none of the options included fixing the bar screen / solids issue. Repairing that would add another \$15,000 to the project.

Pell provided the governing body with a Street Paving Schedule. He then proposed using the paving funds in 2016 to pursue Option 1 of the Sewer Improvements. He also suggested a small increase in sewer rates to plan for replacing the lift stations again in 30 years.

Wright felt the streets were in good enough condition to really consider Option 1. He moved to implement Option 1 in 2016 not to exceed \$165,000. Carmichael seconded. Motion carried five to zero.

**Leslie Atherton, City Clerk: Consider Repeal of Antiquated Ordinances**

Carmichael moved and Schoepf-Pearce seconded to adopt Ordinance 644, repealing over 10 antiquated ordinances. All members voted in favor of the same.

Next, Schoepf-Pearce moved and Williams seconded to adopt Ordinance 645, establishing the job description of the Chief of Police. The motion carried five to zero.

Then Banman moved and Schoepf-Pearce seconded to adopt Ordinance 646, establishing the job description of the City Clerk. Motion carried with five "yes" votes.

**Consider L & P Investment's Application for Mobile Home Park Operator's License**

Carmichael moved and Schoepf-Pearce seconded to issue a Mobile Home Park Operator's License to L & P Investment. Motion carried.

**Consider Water Metering Project**

At a previous meeting, Haines, operator of Haven Mobile Home Courts, LLC, asked the Council to individually meter the mobile homes at his trailer park. His suggestion was for the City to foot the full bill initially and to bill him for half of the cost through a special assessment on the tax roll. However, that is problematic because Haines is not listed as the owner of the property.

Mayor Scott commented that the City fronting the cost and recouping through a special tax is not a role the City should take on.

Carmichael and Williams felt the request would be best heard through the Economic Development Committee with the application of the Cost Benefit Analysis.



This item was tabled to July 20th.

**Public Works Director Updates:**

Pell advised:

- Last week one customer was moved over the new main on 4th Street.
- "Dunks" have been thrown out to battle mosquitoes.
- Water tower training is still in the works.
- The crew has been working to revamp the area where the cable TV equipment used to be stored.
- Ernie is on vacation for this entire month so the burn site will be covered by Public Works crew.
- Part-time mowing help has been hired and is working out well.
- Schoepf-Pearce inquired about the progress on the street lights that are out. Pell said that the Police Department is putting caution tape around the poles of the lights that are out, but the Public Works crew has been so busy that not much attending to those has been paid.

**Chief of Police Updates**

Officer Salmans provided the following updates:

- Eulenstein will start June 15th.
- Around 120 tickets were written during Click-It-or-Ticket. Additionally, 5-6 DUIs were handed out.
- No problems at the Street Dance, other than some individuals present with alcoholic beverages in cans.

**Council Concerns**

None.

**Update on EMS Building Project**

Mayor Scott provided an update on the EMS Building Project.

**Agenda Planning – Items for June 15**

Items slated for the June 1<sup>st</sup> agenda were listed.

**Adjournment**

Then Schoepf-Pearce moved and Carmichael seconded for adjournment. The motion passed unanimously.

/s/

Paula J. Scott, Mayor

Attest:

/s/

Leslie Atherton, City Clerk