



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

Meeting: REGULAR

Date: August 4, 2014

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

**Council Members: Don Etchison, Les Banman, Dan Loop, Paula Scott, and Adam Wright.**

**Others: Allen Blake, Adam Strunk, Leslie Atherton, Steve Ellingboe, Christopher Scott, Rob Pell, Bob Gage, Steve Carmichael, Jessica Hoskinson, Jean Knappenberger, Doug Nech, Doug Murphy, Don Huston, Nita Johnston, Connie Soto, Jose Soto.**

There were no additions to the agenda.

**Public Comment**

Jean Knappenberger commented on the "sidewalk to nowhere" in front of her son's house in the 300 block of North Reno Avenue. She asked the Council if it was really cost effective for the City to pay for the concrete to replace or repair a sidewalk leading to nowhere, noting that removal of it may be best.

Doug Nech, owner of Haven Foodliner, provided information about Dollar General's annual sales. He said he understood Dollar General would be asking for \$71,000 in incentives and commented that it would take a long time for the City to get that money back, suggesting it could be better spent elsewhere.

Doug Murphy, resident of the home on the northwest corner of 2<sup>nd</sup> and Sedgwick, asked if the City was going to pay for the ADA ramps.

**Nita Johnston, HIA: Environmental, Crime, and Data Compromise Insurance**

Johnston advised she did not yet have a quote to include pollution coverage of the wastewater system. She advised the Council they could go ahead and accept the presented quote and add the additional coverage later. Concerns about this being an un-budgeted expenditure were expressed. Wright moved to institute the insurance starting January 1, 2015. Banman seconded, and the motion carried with three "yes" votes. The nays were not called. Johnston noted she could not guarantee the rate for that long.

The consideration of quotes on Employee Theft, Data Compromise, and Crime insurance was tabled.

**Jessica Hoskinson, Economic Development Director: Consider Cost Benefit Analysis Relating to Dollar General**

The cost benefit analysis was distributed to the governing body members. The analysis concluded that the City could expect a return of \$1.60 on every \$1.00 invested. She noted that aside from the incentive helping to bring Dollar General in, it would help get the land ready to do business for business, making the other parcels along K96 more attractive.

Bob Gage, representative of Dollar General, told the Council the proposed Dollar General store would employ 10 people and half of those would be part-time. When asked, he did say that a "0" incentive package probably would be a deal breaker as they haven't closed on the property yet. He also mentioned that Dollar General does not intend to apply for Neighborhood Revitalization tax rebates. City Administrator, Allen Blake, suggested creating a special benefit district so that any incentives or amounts over incentives could be placed as a special assessment



on Dollar General's taxes rather than billing directly in one lump sum. Gage seemed open to the idea. This matter will be revisited at the first meeting in September.

#### **Discuss Reimbursement / Payment of Sidewalk Ramps**

The City is requiring property owners to install ADA ramps at the curb only if the sidewalk next to the curb needs to be replaced. Blake estimated the installation of an ADA ramp to cost \$1200. Wright moved for the City to pay for / hire a contractor to install the ADA ramps. Scott seconded, and the motion passed unanimously.

#### **Executive Session**

Loop moved that the Council recess into executive session pursuant to the non-elected personnel exception in order to review evaluations for merit bonuses with City Administrator, Allen Blake, City Clerk, Leslie Warden, and Chief of Police, Rob Pell, present, the open meeting to resume in 10 minutes. Etchison seconded, and the motion passed five to zero. Scott stepped out for the first part of the executive session. At a certain point, Warden, Blake, and Pell were sent out of the executive session, and Scott re-entered.

Next, regular session resumed with no action taken during executive session. Then Wright moved to recess into executive session for another five minutes pursuant to the same exception for the same purpose with only governing body members present.

Following executive session, regular session resumed with no action taken. Then Loop motioned to award merit bonuses of \$400 each to Andrea Williams and Cole Rush and \$300 each to Chief Pell and City Clerk, Leslie Warden. Banman seconded, and the motion carried three to one. Wright cast the opposing vote, and Scott abstained from voting.

#### **City Administrator / Public Works Director Project Updates**

Allen Blake presented the following:

- Sunday will be Steve Snyder's last day of employment with the City.
- The City continues to advertise one open position for maintenance technician or water operator.
- Blake requested authorization to purchase a concrete saw from Freight Depot for \$700. Banman moved and Loop seconded to authorize the purchase. All members voted in favor of the same. This will be paid out of the Equipment Fund, Trench Box line item.

#### **Chief of Police Updates**

Chief Pell reported that Officer Brian Salmans will start at the academy next week.

#### **Consider Hosting KOMA / KORA Training**

Mayor Alferts suggested the City host a KOMA / KORA session. It would cost \$700 and include 10 workbooks. He will look into seeing if the school district and City of Mount Hope want to participate as well. All members expressed agreement with the idea. This is tentatively scheduled for September 11, 2014, at 6:00 PM.

#### **Consider Pay App No. 9 from Walters Morgan Construction, Inc: \$74,800**

Wright moved to approve payment of \$74,800 to Walters Morgan, pending approval from USDA Rural Development. Banman seconded, and the motion passed five to zero.

#### **Consider Pay App No. 2 from R. E. Pedrotti: \$22,878**

Wright moved and Etchison seconded to approve payment of \$22,878 to R.E. Pedrotti Company, pending approval from USDA Rural Development. Motion carried.

#### **Refuse**



Mayor Alfery noted that Jim Heinecke has declined the City's request for an external audit of the trash service numbers, expressing his view that the City's problem is political, not analytical. Evidently, the City's accounting firm, Swindoll, Janzen, Hawk & Loyd, LLC, has declined for the same reason.

Mayor Alfery said what he has heard most questions about is the allocation of payroll and health insurance expense. He asked the Council if they wanted to revise those numbers for the purpose of evaluating the trash fund. Banman said he trusts the numbers as is. Alfery pointed out that even if all support staff was removed from the trash fund, the service would still be a loss.

Banman expressed his desire for the City to survey residents to determine their wishes. Mayor Alfery said the prospective consultant warned against that as he saw it as a delay tactic.

Loop moved to outsource the trash service. Etchison seconded. Two members voted in favor of the same. Nay votes were not called.

After a long pause, Banman said he would like to see a survey sent out and moved for the same. Wright seconded. Three members voted "yes." At this time, the City Clerk asked Council member Scott her vote on the outsourcing question, and she asked to be recorded as an abstention. The other two members, Banman and Wright, confirmed their "no" votes on the outsourcing question. On the survey question, Loop and Etchison confirmed their opposition, leaving the survey at a 3 – 2 vote.

Survey options were presented. Minor revisions were made – removal of second bullet and the addition of "Recycling bins available downtown" added as an advantage – until all members agreed on the survey's composition.

#### **Minutes**

Minutes from the meetings of July 21 and July 24 were unanimously approved by motion from Scott and second from Etchison.

#### **Accounts Payable**

Loop moved to approve payment of bills totaling \$211,584.47. Wright seconded, and the motion carried five to zero.

Members were provided with a comparison of payments posted to Jayhawk Utility Suite to monies deposited into the utility funds for the month of July. They were also provided with a comparison of YTD (through July 31) expenditures compared to budgeted expenditures by fund.

#### **Council Concerns**

Scott asked that a City Planning item be included on the next agenda for at least 15 minutes.

#### **Adjournment**

At 9:40 PM, Banman moved and Etchison seconded for adjournment. The motion passed unanimously.

/s/

Mike H. Alfery, Mayor

Attest:

/s/

Leslie Atherton, City Clerk