

December 12, 2017  
Garnett, Kansas

The Governing Body of the City of Garnett met in regular session on December 12, 2017 at 6:00 p.m. at City Hall with the following present: W. Gordon Blackie, Mayor; Jody M. Cole and Greg A. Gwin, City Commissioners; Chris Weiner, City Manager; Kristina L. Kinney, City Clerk. Absent: Terry J. Solander, City Attorney. Also attending: Will Mechnig, ACHS Youth in Government Representative.

### **CALL TO ORDER**

Mayor Blackie called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was recited followed by Sam Stoltzfus, Beacon of Truth Church, giving the invocation.

### **PUBLIC HEARING**

Discussions were held on the United States Department of Agriculture (USDA) grant At 6:10 p.m., Mayor Blackie opened the public hearing.

At 6:11 p.m., there being no comments, Mayor Blackie closed the public hearing.

A motion was made by Commissioner Gwin, seconded by Commissioner Cole to proceed with the United States Department of Agriculture (USDA) grant.

### **APPROVAL OF MINUTES**

A motion was made by Mayor Blackie, seconded by Commissioner Cole to approve the minutes of November 28, 2017 as amended. On roll call, the following vote was recorded: Ayes – three; Noes – none.

### **PUBLIC FORUM**

Discussions were tabled on the proposal to quitclaim property at 715 E. 4<sup>th</sup> Avenue to the City since Keith Raddatz was not in attendance.

### **GOVERNING BODY REPORTS**

Commissioner Cole congratulated Roy Salazar for receiving employee of the month.

Commissioner Gwin thanked staff for moving the monument at the Optimist ballfield to the ball complex.

### **REGULAR BUSINESS**

Discussions were held on the city manager's proposal to change auditing firms because he felt some items should have been caught in the audit. He gave an example of \$175,000 and \$46,000 that we have not been able to find. A motion was made by Commissioner Gwin, seconded by Commissioner Cole to hire an independent audit to find this money. On roll call, the following vote was recorded: Ayes – three; Noes – none.

City Manager Weiner stated it is good to change auditing firms every five (5) years. Commissioner Gwin stated he felt we should not hire a new auditing firm to audit 2017 since we have a new city manager, and new software that has had issues. A motion was made by Commissioner Cole, seconded by Mayor Blackie to hire Jarred, Gilmore & Phillips to audit 2017 year. On roll call, the following vote was recorded: Ayes – Blackie and Cole; Noes – Gwin.

A motion was made by Commissioner Gwin, seconded by Mayor Blackie to approve the agreement with Southland Classic Cruisers to sponsor a car show on June 2, 2018 around the downtown square, pending verification of approval of business owners on the square. On roll call, the following vote was recorded: Ayes – three; Noes – none.

A motion was made by Commissioner Gwin, seconded by Commissioner Cole to approve the agreement with Anderson County Corn Festival to have a Corn Festival at the North Lake Park September 21-23, 2018. On roll call, the following vote was recorded: Ayes – three; Noes – none.

Commissioner Gwin stated the agreement with the Garnett Enduro Club looks different and the minimum insurance requirement is not the same amount as what we require of other events. Commissioner Cole stated she would like City Attorney Solander to review the agreement. Consideration of the agreement was tabled.

A motion was made by Commissioner Cole, seconded by Commissioner Gwin to approve the agreement with Lake Garnett Grand Prix Revival to sponsor an event at the North Lake Park on October 13-14, 2018. On roll call, the following vote was recorded: Ayes – three; Noes – none.

Discussion was held on the offer of Joe Fritz to purchase property at 545 E. 4<sup>th</sup> Avenue for \$2,800. A motion was made by Commissioner Gwin, seconded by Mayor Blackie to sell the property at 545 E. 4<sup>th</sup> Avenue to Joe Fritz for \$2,800. On roll call, the following vote was recorded: Ayes – three; Noes – none.

City Manager Weiner discussed consideration of the City establishing a land bank so we won't have to pay property taxes on property that is not used for public purposes. He said we could require property improvements within 12 months. Commissioner Gwin questioned what the costs would be. City Manager Weiner replied there will be administrative costs associated and the commission could serve as the board or board members could be appointed. He said the City of Pittsburg currently does this. Mayor Blackie questioned what our cost on taxes versus administrative costs would be. City Manager Weiner stated the first year to year and a half would be difficult as there would be a lot of administrative burden. We should start seeing advantages in two (2) to three (3) years. Commissioner Gwin questioned if we could back out later if it was not working. City Manager Weiner stated we can dissolve the land bank at any time, understanding that land bank taxes are waived so we would have to pay back taxes on all property that became city property unless we sell them. We could put a park in some of the empty lots that then changes the property to public use. Commissioner Gwin stated local government has no business getting into property business.

Brigitte Brecheisen-Huss recommended the governing body educate themselves on the land bank. She stated there are 170 land banks across the United States. She recommended they look at the number of properties that are vacant or abandoned. She asked City Manager Weiner if he had a number on the current properties, to which City Manager Weiner replied no. Mrs. Brecheisen-Huss stated we are a small community and zoning covers regulations. If someone does a quitclaim, a neighbor may be interested in the property. There is a lot of criticism of land banks. The fair market value is handled by the free market.

The appointment of a volunteer to the Walker Art Committee was tabled because the individual had not submitted a letter of interest.

A special joint city/county meeting will be held on January 8, 2018 at City Hall at 6:00 p.m.

A motion was made by Mayor Blackie, seconded by Commissioner Gwin to hold a special meeting for a public hearing for the 2017 amended budget will be held on December 29, 2018 at 12:00 p.m. at City Hall. On roll call, the following vote was recorded: Ayes – three; Noes – none.

A motion was made by Commissioner Gwin, seconded by Commissioner Cole to approve semi-monthly claims in the amount of \$310,978.08. On roll call, the following vote was recorded: Ayes – three; Noes – none.

#### **RESOLUTION**

Resolution 12/12/17-1 was read as follows: A RESOLUTION ADOPTING AND PROVIDING FOR STANDARDS FOR PROCUREMENT, BIDDING AND CONTRACT AWARDS. A motion was made by Mayor Blackie, seconded by Commissioner Cole to approve Resolution 12/12/17-1 as written. On roll call, the following vote was recorded: Ayes – three; Noes – none.

#### **INFORMATIONAL ITEMS**

The general report of City Manager Christopher T. Weiner was received and discussed, a copy of which is attached hereto and made a part hereof.

A special meeting will be held at City Hall on January 5, 2018 at 2:00 p.m. to discuss the new water plant project.

City Manager Weiner reported that Roy Salazar is very positive and does anything asked. He is very deserving of employee of the month.

City Manager Weiner reviewed the November financial report.

City Manager Weiner reminded the governing body that the city Christmas party will be Friday, December 15<sup>th</sup> at the Knights of Columbus Hall at 5:30 p.m.

#### **EXECUTIVE SESSION**

City Manager Weiner requested an executive session for 15 minutes to discuss non-elected personnel performance.

At 8:10 p.m., a motion was made by Commissioner Cole, seconded by Commissioner Gwin to adjourn to executive session for 15 minutes following a 5-minute break. On roll call, the following vote was recorded: Ayes – three; Noes – none.

At 8:35 p.m., Mayor Blackie called the meeting back to order and announced no action was taken in executive session.

There being no further business to come before the Governing Body, Mayor Blackie adjourned the meeting at 8:37 p.m.

s/ W. Gordon Blackie

Mayor

Attest:

s/Kristina L. Kinney

City Clerk