



City Manager's Report

November 27th, 2018

Honorable Mayor Cole and City Commissioners Gwin and Brecheisen-Huss,

Happy Thanksgiving! As we approach the holidays, we spend a significant amount of time preparing for the holiday season and end of year processes. Our crews have been busy putting up and testing Christmas lights and decorations and planning winter projects. As you will see this weekend, we will again have a City float in the Chamber's annual Christmas Parade and I encourage your participation in the parade if you are available. I attended the annual Kansas Association of City Management conference in Pittsburg this past week as well as numerous other regular meetings. I have interviewed candidates for our open City Clerk position and will be making a decision on our next City Clerk in the next couple of days. I also spoke with Sarah Unruh from Professional Engineering Consultants (PEC) regarding our water treatment plant design and the public hearing. I would also like to remind you of our annual Christmas dinner and celebration at the Knight's of Columbus Hall on Friday, December 14th at 6:00 P.M.

This meeting's agenda is relatively full and we start off with the public hearing for our water treatment plant project loan. You will see the enclosed full application that we will submit to KDHE for the loan upon approval. In order to approve this application, we will need to pass a resolution which has been designated as item A on the agenda. Item B is the announcement of the City Flag Design Contest winner. We had a terrific pool of submittals and a local design, created and submitted by Emma Self, was selected by the Committee as the winner. We will send her drawing off to a design team for rendering and then have the flag made. We would like to propose to provide Emma with a plaque recognizing her contribution to our community as well as a flag to commemorate her achievement. I would also like to recognize the other two

submittals, from Kyle Benton of Minneapolis, Minnesota and William Xu from Flushing, New York, as all were excellent designs. We will go ahead and announce Emma as the winner at the Christmas Parade this Saturday. Item C is consideration of how to structure the proposed five-member City Commission. As requested, I have provided a few options that other cities around the state utilize as well as an option to try and reduce the amount of turnover in any given election and staying on our traditional annual election cycle. Item D is to discuss the possibility of purchasing some real estate just north of the Garnett Elementary School as this has been offered by the property owner. While I would rather avoid being in the real estate business, I do believe this property has significant potential for future development as well as if low density development occurs on this lot, it could hamstring the City's potential for expansion north along highway 59 (one of our most promising areas for growth potential). As discussed at our last meeting, I compiled a utility and fees rate comparison with a few neighboring communities to try and give an idea of where we stand compared to our peers. As I mentioned previously, I believe we need to adjust our rates to make them more stable and to also increase revenue for our utilities (with the most pressing being wastewater and sanitation). Item F is the comprehensive plan update review. This is obviously a tremendously large amount of information and that is why the Planning Commission is tasked with reviewing and recommending changes. The Planning Commission has recommended the following changes:

ARTICLE 14: ADMINISTRATION (page 113)

Section 2. Building Permits: After reviewing it was deemed that the Electrical, Plumbing, Mechanical, and Sign Permits should all be INCREASED from currently \$10.00 to **\$25.00** to better cover the costs of inspections. A motion was made by Skip Landis and seconded by Les Thomas, majority vote Aye and accepted.

ARTICLE 14: DUTIES OF THE ZONING ADMINISTRATOR (Page 113)

Section B-4: Maintain a current Comprehensive Plan Zoning Map. Current map is dated 8/15/1993 and is out dated. (No vote was taken, but all agreed it should be updated).

ARTICLE 14: PERIOD OF VALIDITY (PAGE 114)

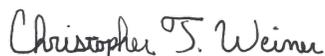
Section D: To be added to the current wording of the section is: 1-year completion date from time of Permit being issued. If after 1-year a continuance is requested, then a \$200.00 fee is to be paid for a continuance permit. (This is to deter builders from starting their project and then going idle beyond the 1-year allotted build time). Motion was made by Skip Landis and seconded by Les Thomas, majority vote Aye and accepted.

Remaining sections of the Comprehensive Plan were accepted as written.

Please provide me with feedback on their recommended changes and we can then either accept and approve the changes as recommended or remand the plan back to the Planning Commission for further changes. As Mayor Cole mentioned at the last meeting, her appointment to serve as the City Commission's representative on the Anderson County Development Agency's Board of Directors is nearing completion. Please discuss and decide who shall represent the City Commission on this Board in 2019. Mayor Cole also asked that I place item H on the agenda, increasing the annual Christmas bonuses for City staff from the \$200 that has been given in the recent past to \$225. Item I is to set a date for our second City Commission meeting in December as our normal meeting date falls on Christmas Day this year. My recommendation would be to either move it to the Wednesday following Christmas or the Thursday preceding Christmas. Our bills and payroll for this cycle total \$281,874.60. This is higher than normal due to our payment to Bettis Asphalt for their work on Main and Neosho streets.

As always, please let me know if you have any questions and I appreciate the opportunity to serve you and this wonderful community as your City Manager.

Sincerely,



Christopher T. Weiner, City Manager