

September 6, 2016  
Garnett, Kansas

The Governing Body of the City of Garnett met in special session on September 6, 2016 at 6:00 p.m. at City Hall with the following present: Greg A. Gwin, Mayor; W. Gordon Blackie and Jody M. Cole, City Commissioners; Joyce E. Martin, City Manager; Kristina L. Kinney, City Clerk; Terry J. Solander, City Attorney; Gene Highberger, Les McGhee, and Jerry Howarter, County Commissioners; Phyllis Gettler, County Clerk and James Campbell, County Counselor. Whereupon the written request for said meeting as signed by Commissioners Gwin, Blackie and Cole:

We, the undersigned, Commissioners of the City of Garnett, Kansas respectfully request that a special meeting of the Governing Body of the City of Garnett, Kansas be held at City Hall at 6:30 p.m. on September 6, 2016 for the purpose of considering the following items, to-wit:

1. Joint City/County meeting
2. KansasFiberNet presentation
3. Any other lawful business to come before the Governing Body

Signed:

Greg A. Gwin  
W. Gordon Blackie  
Jody M. Cole

The City Clerk was instructed to enter such request at length on the journal.

The meeting was called to order at 6:35 p.m. by County Chairman Jerry Howarter.

Mayor Gwin thanked the county commissioners for allowing free dumping at the landfill during the fall clean up week. He also thanked them for the work done on the reservoir road and said it looks very good.

City Manager Martin stated the city hopes that the city and county can work together to chip and seal some city streets in 2017. County Commissioner Highberger said a lot hinges on Lester Welsh, county road superintendent, because he won't chip and seal a road when there is no base. He feels that is just throwing money away. County Commissioner McGhee added that the reservoir road took a great deal more time and material than expected. The weather affected work and crews had to put a base down plus the road is wider than most county roads. County crews hauled more than 290 loads of

AB3 and top material. City Manager Martin reported that subdivisions in the city have problems with no base, but in town the asphalt is laid over brick which provides a good base. County Chairman Howarter said we can look at this after the first of the year as long as the city pays for the materials.

Mayor Gwin asked the county to reconsider participation in the city-wide plan for neighborhood revitalization. The city and school district are on board. County Chairman Howarter said the county participates in part of the plan. County Clerk Gettler stated if the county participated city-wide, they would have to offer this county-wide. The county would have to budget more money in order to pay for the neighborhood revitalization so other property owners would have to pay higher taxes in order to give money back to someone who builds a new home. She reported that 3.5 mills of the county's budget was to cover delinquencies. City Manager Martin stated that, hypothetically, the property value increases when improvements are made, so instead of a mill generating \$22,903 we would get a higher amount, so it's a trade-off. Mayor Gwin questioned how many in Greeley took advantage of the program since the county had gone city-wide there. County Commissioner McGhee said there was one (1) application. County Chairman Howarter stated they would be more likely to work on city streets than expand city-wide on the neighborhood revitalization plan. Mayor Gwin requested that the county commissioners discuss this with County Treasurer McDaniel and get her thoughts on it. City Manager Martin agreed and said she has a real good understanding of how this program works and how it will affect the county.

City Manager Martin asked the county commissioners where they were on abating the nuisances at 906 E. Fourth Avenue as the weeds are almost up to the roof line. County Chairman Howarter said Tom Young gave the property owner 60 days to mow and remove all the vehicles. There are 16 vehicles and a dog that is being fed and watered. Across the street to the north is another property just as bad. City Manager Martin asked if the county has any procedures for nuisances such as a hearing to require property clean-up with charges being assessed on the taxes to recoup expenses. County Counselor Campbell said the county has the ability to charge people with criminal nuisance and impose fines and a jail sentence. County Commissioner McGhee said they also have to consider that in the county others may complain about a farmer who has machinery in a tree row with weeds growing up around it.

County Chairman Howarter asked Debbie Edwards and Bob Wallenstine, KansasFiberNet, to proceed with their presentation.

City Manager Martin reported that 40 letters of invitation were sent to area businesses. Staff members from AuBurn Pharmacy, Golden Heights Living Center, and GENCO Manufacturing were in attendance.

Ms. Edwards reported that there is federal funding to help with delivery of service to some commercial accounts. She has met with Don Blome, USD #365 Superintendent, and they are interested in this product. She provided an overview of the system currently being installed along Highway 169. KansasFiberNet sells fiber service wholesale to

businesses. The more businesses who pick up the fiber service, the more cost savings are realized to deliver service among the subscribers. VYVE and KwikCom cable companies have visited with the city manager indicating their interest in partnering with Kansas FiberNet to deliver service to residential customers.

County Chairman Howarter announced there will be an open house and tour at the new county shop on West Seventh Ave. on September 21 from 9 a.m. to 11:30 a.m. He reported that the ethanol plant is expected to begin producing renewable fuel by the end of September.

County Chairman Howarter reported that the tax sale this year will be late October or December of this year. County Clerk Gettler said mid-October is better due to the November election.

County Chairman Howarter stated that the city had the core drilling done on Park Road and did only one (1) hole. He questioned why only one (1) sample was taken when the equipment was here and the county was paying the expense. City Manager Martin said the Street Superintendent felt he knew what was on Park Road so he didn't have more drilling samples done. She said she agrees and felt more samples should have been drilled.

County Chairman Howarter said the company who wants to bring windmills to the county has signed leases for 11,000 acres however, they need 30,000 acres. Part of the initial savings goes away at the end of this year. No one has requested zoning for a new tower so this may be a scrapped project.

County Chairman Howarter said the building next to the Senior Center is down and is now a parking lot.

County Chairman Howarter asked who the city uses for health insurance. City Manager Martin replied Blue Cross/Blue Shield. Quotes for 2017 will be available the first of October. We have 62 employees and a single policy costs \$386 per month. Our deductible and coinsurance is \$4,500. She said the prices have continued to increase so more premium costs have had to be passed on to the employees. County Clerk Gettler said the county's policy has a \$3,000 deductible, but the county employees are not able to afford increases to their premiums, so the county pays more.

County Chairman Howarter stated that Mayor Gwin called the county commissioners out and named each one of them in his article in the city newsletter concerning city street repairs. He said the city does pay money into the county for the road use tax. Garnett collected \$86,000 in 2015 and \$88,000 in 2016 and that money is put into salaries on the budget. City Manager Martin said this is the gasoline tax, which is not the same thing as personal property tax. The city spent \$150,000 on street repairs. County Chairman Howarter said the city has also received money from the ethanol plant that the county and school didn't get. Mayor Gwin said somewhere up the line our predecessors negotiated that on the city's behalf. He added that he is talking about property tax, not the gasoline

tax. County Counselor Campbell said there are 1,200-1,300 miles of roads in the county. The county budgets to take care of those roads and each city pays a portion of county road taxes. City Manager Martin questioned if the county does road work in the other cities that are in the county. County Chairman Howarter stated the cities pay for the materials and the county does the work. He suggested the city get their application for road work in early because the road crews do what they can.

County Commissioner McGhee reviewed the 2006 shared city and county road maintenance list. He said the five (5) roads that are to be maintained by the county have been maintained since 2006. The three (3) roads that are to be maintained by the city have not had any work done on them.

Mayor Gwin stated if the county will help chip and seal in the city as in previous years, he will be happy with that.

There being no further business to come before the Governing Body, County Chairman Howarter adjourned the meeting at 8:35 p.m.

/s/ Greg A. Gwin, Mayor

Attest:

/s/ Kristina L. Kinney, City Clerk