

Regular Meeting

February 18, 2020

5:30 p.m.

The Board of City Commissioners of the City of Herington, Kansas met at City Hall at 5:30 p.m. on the above date-the following being present: Mayor Debi Urbanek, Commissioner Robbin Bell, Commissioner Curtis Hartman, Commissioner Eric Gares, Commissioner Vance Donahue II, City Attorney Brad Jantz, City Clerk Marcus Hawkes and Deputy Clerk Kathy Matkins.

The meeting opened with the Pledge of Allegiance. A motion was made by Commissioner Bell, seconded by Commissioner Gares to approve the minutes of the Regular Meeting February 4, 2020 and Special Meeting February 6, 2020. Motion carried with all voting "Aye."

No one signed the Public Forum.

A motion was made by Mayor Debi Urbanek, seconded by Commissioner Bell to approve the agenda. Motion carried with all voting "Aye."

Discuss and Consider Resignation of Ruth Smith from the Hilltop Advisory Board. Motion was made by Commissioner Bell, seconded by Commissioner Vance Donahue II to accept Ruth Smith's Resignation from the Hilltop Advisory Board. Motion carried with all voting "Aye."

Discuss and Consider Appointment of One Member, Sharon Kolanowski, to the Hilltop Advisory Board. Term to Expire March 20, 2022. A motion was made by Mayor Debi Urbanek, seconded by Commissioner Bell to appoint Sharon Kolanowski to the Hilltop Advisory Board with the Term expiring March 20, 2022. Motion carried with all voting "Aye."

Discuss and Consider Purchase of 112 Sensus StratusiConA 2S Remote Disconnect Meters for \$16,016.00. David Kahle said these meters are more efficient and easier for city employees to use remote disconnect meters. These meters are cheaper to buy them a pallet at a time. A motion was made by Commissioner Bell, seconded by Mayor Debi Urbanek to approve purchase of 112 Sensus StratusiCon12A 2S Remote Disconnect Meters for \$16,016.00. Motion carried with all voting "Aye."

Discuss and Consider New World Software to Dickinson County -Police Chief Hornaday. The total cost of our portion for the software payable to Dickinson County is \$4,800.00. Motion was made by Commissioner Gares, seconded by Commissioner Hartman to approve this payment to Dickinson County for our portion of the cost for \$4,800.00 to use this software. Motion carried with all voting "Aye."

Discuss Sewer Ordinance. City Attorney, Brad Jantz, contacted state agencies and looked at similar forms of ordinances and stated he needs to get with Dennis Albrecht to discuss and draft an ordinance to fit our city needs. It is suggested to look at the old ordinance and use it to draft and set up the new ordinance. Brad said he would bring it to the March 24, 2020 Meeting.

Discuss Solar Policy. Brad Jantz, City Attorney, emailed the draft that KMU recommends and he wants to recommend and mirror the policy verbatim. There was too much technical information in the policy to make changes that could impact the city and this policy is especially drafted for Municipalities. The

application fees are set by the City Commissioners and Brad said they need to be put in place in order to assess charges and fees for the solar policy. The recommended application fee is \$250.00. Discussion was had whether to have different application fees for Residential and Commercial Customers. This will be on the next agenda, March 3, 2020, with Brad Jantz, City Attorney giving a presentation. City Attorney Brad Jantz sent a drafted letter on the proposal solar policy to resident, Mr. Martin, so he knows what is happening with this on behalf of the city. David Kahle said Commercial Customers can put in bigger systems as their electricity usage is higher and the city has 2 current customers that would have to be grandfathered in for 10 years at 4% and then re-negotiate the contract.

Discuss Electrical Rate Study. Mayor Debi Urbanek stated the city needs to do a feasibility study and rate study that correlates with the solar policy we are putting into effect. Mayor Debi Urbanek said the price for the study was at the lower end of \$10,000.00. It was discussed and decided to get in writing the cost of this study and to consider other estimates from other companies. David Kahle said it was also recommended to conduct this study every 6 years.

Discuss CAV Audit Update -Fire Chief Scott Melcher. Scott gave a presentation on this topic. He talked with the owner who wants this done in 30 days with an extension issued. Scott said a letter is being typed up for this extension and that Steve Samuelson from the state is aware of this. Tara Lanzrath is sending an aerial photo with map and scale bar of the Floodway and Floodplain of this property. Once Scott receives this, he will have a site visit with the owner. The owner, Mr. Castleberry, is looking at putting precast concrete blocks on the edge of the floodway or getting a permit to go into the floodway. Steve Samuelson has no issues with his use of the precast concrete blocks. His property address is 530 S. 5th. Mayor Debi Urbanek inquired about the addresses at 424 and 604 S. 5th who have similar issues related in this matter. Scott said he didn't have any information on the other two property addresses in question and he would be checking into this for Mayor Debi Urbanek. Mayor Debi Urbanek also discussed and suggested having a Quarterly Review to keep current on the status of these properties and Fire Chief Scott Melcher said that would be a good idea.

Discuss Neighborhood Revitalization Program. City Attorney Brad Jantz said he would check and see if this program has actually lapsed. He said it usually doesn't occur in the first 10 years of the program. Brad stated there are two primary areas of concern to consider: 1. Jurisdictional Limits of the Program Area and 2. What do you want it to apply to? Brad recommended including the entire town rather than just the blighted areas. Brad said the city can look at the old one and get it set up quickly using residential and commercial tiered approach. Brad said the city will need to do a resolution for a hearing on it and then adopt an Ordinance. Brad suggested looking at Abilene, Ks. at their Neighborhood Revitalization Program as an example.

Discuss KDHE Asbestos Abatement Bidding. Mayor Debi Urbanek stated the address at 5 W. Walnut was the property under discussion and the city has no ownership in this property. Mayor Debi Urbanek had received an email from Seth Meddlin who would handle the bidding and management of this project at a cost of \$68,000.00. This bid is without a \$15,000.00 Grant Reduction. Mayor Debi Urbanek asked Scott if we can get more bids for cost comparisons. It was suggested to keep KDHE involved utilizing their help and benefit by saving with the \$15,000.00 Grant Reduction they offer with their program. Action needs to take place on this as it has been on-going for years. Mayor Urbanek wants to be prepared and take action on this by the End of March 2020.

Discuss Logan Pointe. Former City Manager Matt Townsend wanted to promote the Logan Pointe lots and property for sale. It originally was listed with Tracy Jones Realty exclusively, and then the city listed it with multiple listings with Karon's Realty included. A customer shared with Mayor Debi Urbanek that when they made contact with Tracy Jones Realty, he was told their agency wasn't involved with the city lots/property anymore. Mayor Debi Urbanek is going to talk to Karon Realty and see where we are at on these listings with her company. Suggestions were discussed to set lot prices with incentives upon sale of property lots. It was also suggested to give the lots away with building requirements in place where a plan would be presented with a 6- month timeframe and a 2- year window for completion of a home or business. Another idea was presented to offer \$500.00 incentive to promote future growth for the City when selling the lots. There is a Plan Incentive dating back to 2011 or 2012 and the City will look at this for more ideas in promotion of the city property lots.

A motion was made by Commissioner Gares, seconded by Commissioner Donahue II to adjourn. Motion carried with all voting "Aye."

Also, present: Scott Melcher, Carl Urbanek, Gloria Boomer, Virginia Neuberger, D.J. Neuberger, David Kahle, Tandi Reiff, Cynthia Naylor, Butch Knight and J.R. Sparke-Herington Times.

Marcus Hawkes, City Clerk