

CITY OF OGDEN

222 Riley Avenue, P.O. Box C
(785) 539-0311
Ogden, Kansas 66517-0843

May 6, 2015

The Regular Meeting of the Governing Body for the City of Ogden was scheduled on Wednesday, May 6, 2015 at 7:00 p.m.

The meeting was called to order at 7:00 p.m.

The following members were present: Roger Graham, Ken Carroll, Jim Arp, Ed Burch, Eladio Reid and Mayor Pence. Attorney Irvine was present.

Mayor Pence invited the public to present comments to the Governing Body.

Approval of Agenda:

Arp moved to approve the Agenda. Seconded by Burch. Motion carried.

Approval of Minutes:

Burch moved to approve the minutes from the 4/15/15 Council Meeting. Seconded by Reid. Motion carried.

Angela Schnee, Zoning Administrator; Memorandum of Understanding Between Fort Riley and Municipalities Adjacent to or Surrounding Fort Riley Regarding Communication and Potential Land Use Changes.

Schnee commented that a copy of the memorandum and the corresponding Kansas Statutes were provided in the Council's packets for review.

Schnee commented that the Council could accept, reject or table memorandum as written.

Graham moved to table the Memorandum of Understanding between Fort Riley and Municipalities Adjacent to or Surrounding Fort Riley Regarding Communication and Potential Land Use Changes until the next Council Meeting. Seconded by Arp. Motion carried.

John Welch, Sink Gordan & Associates: Review of the City's Financial State of Affairs.

Welch commented that the RIM properties are significantly behind on their taxes and specials. He commented that he spoke with the County Treasurer today and it's their objective to have a tax sale later this year. He commented that it's possible the tax sale may not benefit the city. He stated that the dilemma the city is in is whether the property is worth the back taxes that are owed, which may be the case in this situation.

Welch commented that the shortfall we have related to the taxes and special not being paid is 200K and will continue until the situation is resolved.

Attorney Irvine commented that he concurred with Welch's assessment as to the situation being very bleak.

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Welch commented that currently the shortfall is 200K/yr. for the next 5 years and is funded from the Bond & Interest Fund, Water Fund and Sewer fund. He commented that in years 6 & 7 the specials start becoming due that were previously prepaid from the Bond & Interest Reserve Fund (this fund was set up with proceeds from letters of credit and part of the KDOT settlement on the RIM properties) that enabled the city to prepay some of those specials. He commented that those prepaid special run out in 5yrs and at that time the City's problem becomes bigger as its obligation increases by 150K if something isn't figured out on the RIM properties.

Welch commented that under the current scenario the City couldn't go into year 7 without something major happening in the way of raising water and sewer rates and general taxes.

Welch commented that the recent increase in water rates was to help build up a capital improvement for water projects or help finance the shortfall on the debt. However the city couldn't do both. He commented that as long as the RIM problem remains unresolved the city doesn't have any dollars to do any projects.

Welch commented that as far as any special projects, the city is limited because there are no wells to go to for any money. He commented that if the city wanted to raise revenue for a special project, the only option would be to raise taxes by increasing the mill levy amount assessed on property taxes.

Welch commented that if we get out to year 7 and those properties aren't paying their specials, the city may have no choice in bankruptcy. He commented that he didn't feel the City could take enough action in the next 5yrs to raise enough funds to make the issue stop in 7 yrs. He commented that something needs to be done over the next 5yrs to get those properties in a situation to where they are starting to pay their specials.

Peter Rombold, Hoover Law Firm: Update on KDOT Issues.

Rombold commented that he, the Mayor and the City Clerk had a meeting with Governor Brownback and Mike Floberg with regards to the City's signage issue on I-70 and that a copy of the letter covering that meeting is in the Councils packet. He commented that as legal matter there was nothing the city could do to force KDOT to put Ogden back on the signs.

Rombold discussed putting together a drainage district for the maintenance of the Seven Mile Overflow channel and who would be included in it.

Rombold and Council discussed other KDOT issues including traffic lights and the deeding back of the old highway right of way.

Heath Schremmer, Maplewind Mobile Park: Monthly update on Compliance Plan.

Schnee commented that Schremmer is proceeding as agreed in Plan.

Schremmer commented that they are beginning to proceed with their side of the agreement to maintain the alleys. He commented that they are in the process of getting bids.

Jodi Reid, Community Center Coordinator: Request Permission to obtain estimates for a room addition to the Community Center.

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Reid commented that Pat Cox from BG Consultants has agreed to do a free estimate for a room addition to the Community Center that would be used for storage.

Arp moved to allow Reid to proceed with having BG Consultants draw up plans and provide an engineer's estimate for a room addition to the Community Center. Seconded by Carroll. Motion carried.

Discussion of Military Use of City Parks.

Arp commented that he was attempting to access the bus stop at the Community Center by vehicle, but was unable to because there were three military companies playing Frisbee football and their vehicles were parked to where accessing the bus stop by vehicle wasn't possible. He suggested that they be encouraged to use to parks on the south end of town as well.

Council discussed possible options to the issue.

Carroll move to table the discussion of Military use of City Parks until the next Council Meeting. Motion failed due to the lack of being seconded.

Discussion on Sale of Hustler mower.

Arp commented that the City has a Hustler mower that has a broken crank shaft and that Jim Woods has offered to purchase it for \$300 to use it for parts.

Nations commented that the mower isn't worth fixing.

Arp moved to sell the mower to Jim Wood for \$300. Seconded by Carroll. Motion carried.

Arp moved to use the \$300 from the sale of the Hustler mower to purchase hand tools for the City Crew. Seconded by Burch. Motion carried.

City Foreman: Misc. Items.

Nations commented that there were two bids to remove a couple of Locust trees on North Park Street.

Carroll moved to accept the bid from Wildcat Tree Service for \$2000 to remove locust trees as well as stumps on North Park St. Seconded by Graham. Motion carried.

Mayor Pence commented that Lewis Shepard has requested that the city mow the north side of the 400 block of 16th street. Consensus of the Council was the City would not mow it.

Mayor Pence commented that Pat Collins Riley County Fire Department has requested a Work Session to discuss volunteer firefighters, the possibility of city crew becoming daytime firefighters and a location for a new fire station.

Consensus of the Council was to schedule it sometime in July.

Arp inquired as to whether the Mayor would be assigning positions for Councilmembers.

Mayor Pence commented that practice was discontinued by a previous Mayor and that it was up to the Council on whether they wanted him to assign positions. He commented that he

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would prefer Councilmembers to be involved in all aspects in the City instead of just focusing on one area of the City.

Consensus of the Council was for the Mayor not to assign specific positions to Councilmembers.

Executive Session, Non-Elected Personnel: Review applications for Maintenance I Position.

Carroll moved to recess into Executive Session for Non-Elected Personnel to Review applications for Maintenance I Position until 9:10p.m. Seconded by Burch. Motion carried.

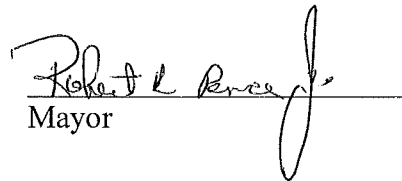
Burch moved to return to Regular Session. Seconded by Carroll. Motion carried.

Burch moved to hire Jesse Morehead for a Temporary Seasonal Position at \$9/hr and at the first meeting following Labor Day the Council will attempt to hire a Maintenance I Position from the Temporary Seasonal Workers. Seconded by Carroll. Motion carried.

Burch moved to adjourn the meeting. Seconded by Arp. Motion carried.

Time 9:14 p.m.

David C. Ward
City Clerk


Mayor