

**PUBLIC HEARING
CITY OF UDALL
Monday, September 10, 2018**

The Udall City Council met for the scheduled and duly published Community Improvement Application for a Community Facility – Udall Library/Wellness Center on *Monday, September 10, 2018*, at 6:30 p.m., at the city building. Stephen R. Brown, Mayor, called the meeting to order. Roll call was then taken with the following council members present: Lila *Aimes*, Michael *Graham*, Randall *Smith*, Jason *Tharp* and Damon *Wilson*. Quorum established. An attendance sheet was available with 53 signatures. Also attending were Ben Quinton, William Newton Memorial Hospital CEO; Paul Hawkins, South Central Kansas Library System; David Devore, BG Consultants; Rose Mary Saunders, Ranson Financial; Andrew Marino, City Attorney; Erik King, Police Chief and Zoning Administrator; Eric Allen, Maintenance Superintendent; and Lulita Hopkins, City Clerk.

David Devore began the presentation with an information on the structure and the benefits it would provide to the community. He related that he has a personal connection to Udall having lived here at one time while his father was a teacher and high school coach. Slides presented the physical layout, and exterior conceptual image and interior views. Also review was the fact that he and the council have been working on the project for the past six months developing options that were best suited for the community. The plans and specification to be developed if the grant application is accepted will be within this dollar amount and meet all ADA requirements for public facilities. He emphasized that the cost estimate is determined at an increased amount and competitive bids will be received from qualified contractors. In our past two water projects, these bids came in under cost. Any difference is money the city does not have to borrow; both the grant and the matching funds would be reduced accordingly.

Rose Mary Saunders then discussed information regarding the financing process. We are applying for a CDBG (Community Development Block Grant) from the State of Kansas Department of Commerce. Udall has been successful in the past receiving these grants and improving our water system in two phases. The grant process is very competitive and is structured on a 100 point system. The total cost of the project is \$950,000 which is an estimate and includes demolition of the current structure, construction costs, contingencies, inspections and grant administration. The City of Udall would qualify to receive \$600,000 in grant funds. However our odds of being successful in reaching the 100 points increase with selection a dollar-for-dollar match; \$475,000 in grant funds and \$475,000 in USDA secured funding. This financing will result in annual payments of approximately \$22,000. The City will complete financing of a street sweeper at approximately the same time these payments will commence following construction, that is why there will be no increase in taxes or utilities to pay for the project. In addition, street improvements and other services will not be cut.

Ben Quinton, CEO of William Newton Memorial Hospital next addressed the audience. He shared that the hospital is very interested and excited about the project and will be following closely on the progress. He has a background of accomplishing such projects in other rural communities in the past and William Newton Memorial Hospital is excited about the possibility of placing a clinic in Udall. They anticipate initially utilizing the clinic for two half days a week, and working up from there. He is encouraged that the community is providing this opportunity and added they are currently serving areas such as Sedan, Moline, Dexter and Cedar Vale. He mentioned that we would not receive the full Medicare reimbursement because we are not rated as “medical availability restricted”; so reimbursement to the hospital be less. However, medicare patients would be received. They would not be financially participating at this point working on a “build it and they will come” basis to provide the service to our citizens.

Paul Hawkins, South Central Kansas Library Association, next provided information on the support delivered to our current library and the anticipated improvements to a new facility. The new space would more effectively house books and make additional technology available to the public. He reminded the public that the library is not limited to what is available on their shelves; the SCKL supports a twelve county region and provides items as requested.

Norma Ciskowski, Library Board member and Treasurer; shared with the group that in 2017 there were 656 registered users, 877 library visits, 228 research transactions, and 272 computer sessions. She is hopeful that this new building will encourage more participation in programs that are currently provided such as Books & Babies, the Book Club discussion group and the Summer Reading program. She added that an after school Latch Key program is being explored and would be another benefit to the community.

The Mayor added that in the 2005 Community Survey a building dedicated to a library was one of the top responses. At that point the meeting was opened to questions from the public.

Jerrald Hoffman corrected the statement that the museum does not need more room.

Chuck Smith questioned about meeting ADA requirements, yes it will meet ADA requirements.

Julie Burley spoke as a life-long resident and that she is excited that this project is a possibility for Udall.

Chuck Smith questioned the \$150/sq ft construction cost. Contingencies and administration, bids will be competitive for the job and awarded accordingly.

Randy Hoffman questioned the payments, Rose Mary clarified the financing.

Chuck Smith questioned heating/cooling separate use areas; David Devore explained zoning these uses.

There will be a monthly fee for use of the wellness center and a play area if children are there, no child care provided.

It will be structured as other facilities with a card entry and user pin number.

Janette Adams spoke about the benefits the community would receive having the clinic available and the fitness center.

Bertha Rhodes shared about her current position as librarian and that others would be an advantage to provide technical assistance and other services.

Monica Rupp talked about how our library has assisted her with home schooling and that so much is available; video and audio books but that our library needs more room. She also mentioned the Latch Key program and expanding hours of service for the library. Mr. Hawkins added there are matching grants available for technology equipment up to \$3,000..

Randy Hoffman stated the conference room is not part of the library, David Devore explained that it is a mobile partition and has flexible use. The conference table and chairs can be moved to the storage area.

Jennifer Bonnell shared that she is in favor of the project because of all the benefits it provides for different parts of our community.

Janette Adams again spoke about how by having state supervision the project will be completed by state requirements and laws. She added we need to spend our money on things that are new and better for the community.

Vickie Aimes added she has visited a key access fitness center and she is glad we are working toward this Library and Wellness Center project.

Beth Evans added she might be one of the older members of the community but that this project is designed to meet needs of kids, great grandmas and everyone in between. She looks forward to using the fitness city and library.

Chuck Smith inquired about wages, David Devore and Rose Mary responded those amounts are regulated by the Department of Labor and are also built into the contingency requirements of the State of Kansas.

The Brownsfield evaluation of the property is still incomplete and once we have those results we will know if they will do the demolition or the City. The demolition cost is included in the estimate.

Janette Adams asked about the cost of a special election, yes the City would incur the cost of a special election and Karen Madison's estimate ranged from \$400 to \$3,000. This is not possible for the November ballot and we would miss the November 1 application deadline. The project would be delayed a year.

Mike Ciskowski told the group he was excited about the project and that it would be a definite step forward for Udall.

Bertha Rhoads added she became librarian in 2005 and that previously Thelma Morgan had been Udall's library for quite a period of time.

Abby Hoffman inquired about operations and maintenance costs, David Devore has prepared these and they will be met from the Library fund.

Again, the cost of the project came up and it was re-emphasized we would be receiving competitive bids for the work.

Dennis Wheeler shared with the group that Udall always seems to do "nothing here, nothing there" and that we need to move forward.

Shelley Sade asked about progress and costs to this point, approximately \$65,000 in land, design costs, and administration to date.

It was suggested to take a "straw pole vote" of those in favor of the project and a definite majority of hands were raised. The mayor phrased the question two different ways for those opposed, they stated they were not opposed to the project but were opposed to the cost. Again, \$475,000 for a \$950,000 structure providing facilities for the community.

Jerrald Hoffman was asked directly if he could use more room in the museum, he said "Yes, he could".

Another individual contributed that she just moved here in February was very excited about the project and hoped it would become a reality.

Mayor Brown thanked the audience for their attendance and their questions

MOTION: by *Smith*, second by *Aimes*, to adjourn the Public Hearing. Motion carried.

**REGULAR COUNCIL MEETING
CITY OF UDALL**

Monday, September 10, 2018

The Udall City Council met for the Regular Council Meeting on *Monday, September 10, 2018*, at 6:30 p.m., at the city building. Stephen R. Brown, Mayor, called the meeting to order. Lila *Aimes*, Michael *Graham*, Randall *Smith*, Jason *Tharp* and Damon *Wilson*. Quorum established.

MODIFICATION OF AGENDA:

MOTION: by *Smith*, second by *Wilson*, to approve the agenda as presented. Motion carried.

BUSINESS FROM THE FLOOR:

GENERAL DISCUSSION:

1. Mark Chesney, Kansas Power Pool, addressed the council and public about KPP providing electricity to 24 communities including Udall, Winfield and Oxford. He stated that KPP will be out of the coal business in approximately four years and that will be a good thing for everyone, our customers and the environment. He suggested visiting the Jeffery Energy Center website and their information on changing technology. It was encouraged for member cities to participate in upcoming meetings as they would involve setting of rates.

CONSENT AGENDA:

MOTION: by *Wilson*, second by *Smith*, to approve the consent agenda including the Clerks and Treasurer's Reports for August 2018, the minutes of August 13, 2018, Expenditure Report of \$109,016.57 and Payroll Account Report Totals of \$16,994.52. Motion passed.

OLD BUSINESS:

1. Colleen Ervin - #7 Kennedy Drive. Erik King reported that Humbolt Excavation out of Belle Plaine contacted him regarding the structure. Colleen's church as agreed to pay for the demolition and received three bids, Humbolt will be doing the job. He will be in to get a contractor's license and the demo permit and plans on being here on the 17th and will have it all removed by the 20th. On behalf of Ms. Ervin, he requested an additional extension to the 20th.

MOTION: by *Wilson*, second by *Smith*, to approve an extension to September 20th to remove the structure. Motion carried.

2. Udall Library/Wellness Center project – two resolutions required to move forward with the application process.

a. Resolution #321 authorizing Mayor to sign for matching funds amount.

MOTION: by *Aimes*, second by *Smith*, to approve Resolution #321. Vote by hands; *Aimes, Smith, Wilson; Aye, Graham, Tharp; Nay.* Motion carried.

b. Resolution #322 Operations and Maintenance assurance resolution.

MOTION: by *Aimes*, second by *Smith*, to approve Resolution #322. Vote by hands; *Aimes, Smith, Wilson; Aye, Graham, Tharp; Nay.* Motion carried.

NEW BUSINESS:

1. K-15 Motorsports – Tim Brooks. Representing K-15 Motorsports requested the use of the demo derby arena, generator, bucket truck, sound system and wages for one city employee during their event at the Udall Fall Festival on October 6th. D&T Hauling will be providing needed skidsteer and backhoe equipment and operators.

MOTION: by *Aimes*, second by *Wilson*, to approve the use of the demo derby arena, generator, bucket truck, sound system and wages for one city employee. Motion carried.

2. CMB license applications

a. K-15 Motorsports

MOTION: by *Smith*, second by *Wilson*, to approve the CMB license application by K-15 Motorsports. Motion carried.

b. Udall Fall Festival

3. **MOTION:** by *Smith*, second by *Wilson*, to approve the CMB license application by K-15 Motorsports. Motion carried.

STAFF REPORTS:

King – Jessica Floyd successfully completed part-time training at the Kansas Law Enforcement Training Center near Hutchison. She is now eligible for a pay increase from \$10.50 up to \$11.50.

MOTION: by *Aimes*, second by *Tharp*, to increase Jessica's pay to \$11.00/hr. Motion carried.

Jessica will need a 9 mm Glock for her service weapon.

MOTION: by *Wilson*, second by *Smith*, to approve purchase of a 9 mm Glock from GT Distributors at \$357 with shipping a total of \$372. Motion carried.

Chief *King* also requested clarification that overtime was approved for officers during Fall Festival. Is the City paying for officers during beer gardens or were the organizations providing security?

MOTION: by *Wilson*, second by *Graham*, to approve overtime during Fall Festival up to 12 hours, pending organizations paying the part-time officer. Motion carried.

Brown – Udall Movies in the Park will be presenting Little Giants, Saturday, September 15 at dusk.

MOTION: by **Smith**, second by **Wilson**, to adjourn. Motion carried. Meeting adjourned. Lulita Hopkins, City Clerk