

COMMISSIONERS' PROCEEDINGS FOR JANUARY 19, 2010

The second regular meeting of the month was called to order at 5:00 P.M. Tuesday January 5th by Vice-Mayor Darrell Sammons with the following Commissioners being present: Don McLaughlin, Twila Sander and Reesa K. Brown. Wayne Madison was absent. City Manager Keith Schlaegel and City Clerk Doug Conn were also present

Visitors: Jamey Stapleton, Rick Stenzel, Alan Luttrell EBH; Wes Bainter; Kathy Ross SVM; Alec Hrabe Water Superintendent; Jeff Scott, Electric Production Superintendent.

CONSENT AGENDA:

1. Minutes Approval: Regular Meeting January 5, 2010
2. Approval of Solomon Valley Manor (SVM) Gross Payroll -\$ 34,555.28
3. Approval of SVM Warrants in Amount of \$ 57,589.84
4. Approval of COS Warrants in Amount of \$ 424,442.06
5. Approval of City of Stockton (COS) January Gross Payroll – \$ 63,475.69

Twila moved to approve the consent agenda as presented. Reesa seconded. Motion carried 4-0.

PUBLIC COMMENTS: None

OLD BUSINESS:

Water Project update: Rick and Jamey reported that APAC was on site again. They were minimizing the ditching until the frost was out of the ground. They finishing tying together the 8” perimeter line and were installing valves. Jamey stated that for now APAC was going to work 4 10 hour days.

Keith presented a letter drawn up by Corina Cox of Northwest Kansas Planning and Development requesting a 6 months extension for the project. Don moved to approve the extension and have Vice-Mayor Sammons sign the letter. Twila seconded. Motion carried 4-0.

Sewer Lagoons – Alan Luttrell: Alan stated that he had been in touch with Ron Giesler of KDHE regarding the proposed sewer lagoon project. Giesler wants to fund up to 4 sewer lagoon projects this year and Stockton is at the top of the list. There are two funding vehicles that could be used. One is federal stimulus funds, where 50% of the funding would be federal funds and 50% would be a 20 year loan from KDHE at an estimated interest rate of 2.75% the second would be a KDHE loan with a 40% loan forgiveness. There are two possible sources of stimulus money, either unused funds from the present stimulus or a possible second round of stimulus funds. There would have to be signed construction contracts by June 17th to access the first round of stimulus funds and there is little chance of being able to meet that deadline. The second round of stimulus funds is projected to close on September 1st. Depending upon which system is selected and which method of financing is used the sewer rates would need to be increased an average of \$16 - \$20 per month per customer to cover repayment of the principal and interest.

Alan informed the commission that KDHE would need an indication of the city’s interest in pursuing the lagoon by the end of the month. After discussion, the commission asked Alan to provide them with some more information on projected operating costs compared to present costs. Twila moved to have a special meeting of the commission January 27th at 5:00 PM in the commission room to discuss the proposed sewer project. Reesa seconded. Motion carried 4-0.

NEW BUSINESS:

Wes Bainter Presentation: Wes Bainter was invited by the commission to explain how his projects worked. Wes told the commission that he presently had living units in Hoxie, Hill City and Smith Center and was presently in the process of developing a complex in Cimarron. The basic design of the units is for each apartment to be a two bedroom with 1,280 sq ft. Each apartment is wheelchair and scooter accessible with separate utilities and controls for each apartment. There are washer and driers in each apartment and enclosed garages that open into interior hallways.

Wes stated that when he originally started the first project in Hoxie, he was going to use federal tax credits to help fund the construction. He found that the requirements the government imposed were so restrictive that he couldn't build the units the way he felt they should be built and still make the project pay so he turned the tax credits back to the government and financed the project through a local bank. Without government requirements, he is able to rent to anyone. Presently the apartments rent for \$1200 per month for single occupancy and \$1300 for double occupancy including utilities and one meal per day.

Wes stated that he came into a community by invitation only and if the commission wanted to invite him he would be glad to evaluate whether or not there was enough interest in the community for such a project. The first step would be an informational meeting to meet with interested individuals to explain the project and gauge interest. The commission instructed Keith to work with Wes to set up such a meeting.

Review COS Fund Status Report for December & 2009: Keith reviewed the results of operations for December and 2009 in total with the commission. Everything came in within expectations and within budget. Reesa moved to approve the fund status report as presented. Don seconded. Motion carried 4-0.

Approval of expenditures for Electric Power Plant: Jeff requested the approval of the bid from Midstates Erectors, Inc. to install a jacket water heater, pump and piping on engine #1. The purpose of the jacket is to reduce the start up time on the generator in emergency situations. The amount had been budgeted in the 2010 budget as approved by the commission. Twila moved to approve the expenditure as presented. Reesa seconded. Motion carried 4-0.

Kathy Ross – Tables at Manor: Kathy presented a request to use funds donated by the Hanson Trust to purchase 4 round dining room tables and 33 bedside cabinets for \$8,451.75. Twila moved to approve the request as presented. Don seconded. Motion carried 4-0.

Kathy also discussed with the commission the cut in Medicaid funding by the state. The cut will reduce the revenue for SVM approximately \$7,000 per month. Kathy stated that she and the staff are looking into cost cutting measures and ways to increase other revenues to cover the shortfall.

Kathy stated that the results were in from the state survey. The surveyors issued only two "tags" or deficiencies to the Manor. This is an outstanding result since a minimal deficiency survey usually receives 15 to 25 tags. The commission requested that Kathy extend their thanks to the staff for the excellent job that they are doing.

Rooks County Transportation Van: Keith presented a request for funding from the Rooks County Transportation Van. The request was for an increase to \$738.69 per month. After discussion, Reesa moved to continue the funding at the current rate of \$500 per month. Twila seconded. Motion carried 4-0.

CITY MANAGER REPORT: Keith reported on the meetings in Topeka with the legislators that he and Darrell attended. He and Darrell both felt that they had been well received, but that the reopening of the Stockton Correctional Facility was not in the current budget. The delegation from Stockton was assured that the next facility to reopen would be Stockton but it was a matter of funding.

Keith informed the commission that the engineers from EGS would be in the 25th to begin the energy audit.

Also Keith had been contacted to have the city participate with the county in a auction of excess equipment.

OTHER MATTERS FOR THE GOOD OF THE CITY: Don reported that he had received complaints about the parking lot between SVM and the Medical Center. Keith will look into the situation.

A general discussion of the offer put forward by the Rooks County Health Center at the last meeting ensued without resolution.

Reesa informed the Commission that she would be unable to attend the next regularly scheduled meeting on the 2nd of February.

ADJOURNMENT: There being no further business, Reesa moved to adjourn. Don seconded. Motion carried 4-0.

Meeting adjourned at 6:55 P.M.

SIGNED:

Wayne Madison, Mayor

ATTEST:

Douglas G. Conn, City Clerk