



**Proceedings of the City Council Meeting**  
**Special Meeting**  
Williamsburg, Kansas  
January 13, 2016  
6:30pm

The City of Williamsburg Kansas met in Special Meeting on January 13, 2016. Mayor Horne and City Council Members present were Council Member Worden, Council Member Tipton, Council Member Stover and Council Member Rhoads. Council Members Norton entered the meeting at 7:00 pm. Minutes were taken by Dealy Sims.

Guest present were Rita Cleary and Bruce Boettcher.

Meeting called to order 6:39 pm by Mayor Horne.

Mayor Horne thanked everyone for coming this evening and explained the topics of the meeting. Meeting with KRWA regarding the sewer project.

Mayor Horne introduced Rita Cleary with KRWA and Bruce Boettcher with BG Consultants. He then turned the meeting over to them. Mr. Boettcher and Ms. Cleary informed the Council that we should be receiving the letter of acceptance from CDBG by next week. They wanted to make sure that all the questions and any issues that the Council had were dealt with before they proceeded any further, and before the hearing at the next Council meeting. They said that the Council would need to look at the user rates and have an open discussion regarding that and the payment schedule to retrieve the debt. They informed the Council that KDHE sent an e-mail that stated that there was no way that we could afford the loan with the current rates. We should be getting the grant for \$1.8 million and KDHE will have the loan for 2 years then USDA will step in and take it over with bonds.

Mr. Boettcher and Ms. Cleary went over the loan payment amounts with estimated percent's. \$1 million loan at 2.5% for 40 years the annual payment would be \$39,600. \$39,600 divided by 135 users would be \$293.33 per year or a \$24.35 increase. \$1 million loan at 1.875% for 40 years is \$35,600. \$35,600 divided by 135 users would be \$263.70 per year or a \$21.98 increase. This increase is on top of the \$27.00 base that is in the PER. These are just estimates because BG numbers a slightly different then the numbers that USDA has.

Council Member Norton entered the meeting at 7:00 pm.

Discussions took place regarding who would pay for the services if a house is sitting empty, and what will happen if the town decreases in size and the City can no longer afford the loan. Suggestions were made to build up a reserve account for the funds to be taken from if need be. Discussions also took place on how to raise the money and what other towns are doing that are in this position as well.

Mr. Boettcher and Ms. Cleary reminded the Council that they all need to be on the same understanding before February 1, 2016 because that will be the public hearing. Mayor Horne will open the public hearing, comments from the public, and then close the hearing. Then they can proceed with the regular scheduled Council Meeting. If the Council wished to change the Ordinances, then they would need to do this now rather than in the middle of the project.

Council Member Worden made a motion to adjourn the meeting at 8:02 pm. Seconded by Council Member Tipton. Motion passed 5.0.