

Special Council Meeting
December 3, 2013 6:00 p.m.
City of Oswego, Kansas

Present: Councilmembers Jane Rea, Susan Bringle, Dee Brown, Kelly Vance, Darren Tynan and Bill Owens with Mayor Glenn Fischer presiding.

Also Present: City Clerk Cheri Peine, Deputy City Clerk Carol Eddington, City Superintendent Calvin Jurgensen, Police Chief George Elliott, Police Officer Joe Royer, Carole McKinley, Pat Hendrickson, Brenda Richardson, Marna George, Larry Richardson, Paula Kern and Kenny Bittner.

The special meeting was called to discuss various city projects that need to be addressed.

Swimming Pool Renovation

The shallow end of the pool needs to be repaired. Council had discussed this last Spring but no definite decisions were made after a change in the cost was presented. The cost to fix the shallow end is approximately \$200,000. Clerk Peine said that there is currently \$12,000 a year budgeted for pool improvements. The last improvement was paid off a couple of years ago so it has begun to build back up again. The options for the pool repairs will be presented to the Council again either at the regular meeting next week or in January.

Swimming Pool Bathhouse Roof Grant

There were no bids received on the roof repair project. Clerk Peine spoke to the Code Enforcement Officer with Ft. Scott about the roof project. (Ft. Scott had a wide variety of roofs damaged from a wind storm.) After discussing the bathhouse roof project, he suggested the same surface work treatment that Chief Elliott had with one exception - he said he would also remove the gravel as it would not be necessary with the type of materials used today. The city has gone out for bids on the roof repair twice now and no bids were received either time. Clerk Peine checked with the Historical Society and they said that the city could just try to find a contractor to work with if the Council is agreeable to this. Council asked George to work on a proposal for the roof repair.

Housing Development

There are various options for income off of the property purchased for the housing development. Clerk Peine visited with Shawn Carter about leasing options and he suggested winter leasing for calves would bring in more revenue than leasing for hay. He said the city could then lease the property for horses. It was noted that there is water service at the barn. Council discussed the condition of the house and the potential revenue if the city could rent it out. Elliott said the house as it is now would not meet the Minimum Standard Housing Code. Peine said she could ask Susan Galemore to inspect the house to give the city an idea of what repairs would be necessary. Council and staff will take a look at the house Saturday morning at 8:00 a.m. to assess its condition.

Anderson Engineering is working on the cost for improvements based on a per lot cost for the initial 18 lots in Phase I. Peine said that the cost per lot for Phase II will be a little higher since

there will have to be a lift station. The initial engineering costs, including the site layout, boundary survey, topographical survey, preliminary plat, final plat, geotechnical engineering, etc., would be \$33,500. Peine said these fees could be paid for with the Atrazine settlement money, sewer money within the Capital Improvement fund, or the money in the Electric fund. This would be temporary until temporary notes were issued and then the city would be reimbursed. Special assessments and sale of the land would repay the final GO Bonds.

Sales Tax Increase

An increase in city sales tax could be used for so many of the city's needs right now. It is a very fair tax in that it is paid for by everyone instead of just Oswego property owners. The city needs to determine how they will provide grant match funding if the city should be awarded the demolition grant for the downtown buildings. The city does not have the necessary funds in reserves. From 2003 to 2013 the city has only increased taxes 2.772 mils. Absorbing cost increases without increasing revenues has resulted in the Capital Improvement and Municipal Equipment funds being unfunded for years. Surrounding cities have higher sales tax, except Altamont, which is the same as ours. Staff recommends a half cent sales tax increase. The revenues generated from this tax could be used for pool renovation, downtown building demolition, capital improvement projects, equipment purchases, infrastructure maintenance, library mil increase, etc. The tax increase would be voted on in a special election. This item will be on the agenda for the Monday night regular meeting.

Library Funding

Clerk Peine reported that a representative from the Library Board will attend the meeting Monday night to discuss with the Council an increase in funding for the Library.

Water System Improvements

Clerk Peine reported that during the water system improvement project, the filter system at the water plant should have been replaced but it was removed from the project. The city needs to address the issue before there is a major problem. Supt. Jurgensen said if the filter system should go out, it would not take long before the city would run out of water. Changing the pumps to electric thereby eliminating the air pressure to the lines has also been discussed as an improvement at the water plant. Supt. Jurgensen said that the pipes may be to where they can be lined. That is not something that the city could do, it would have to be done by a contractor. Clerk Peine said that she will contact Rural Development to see if any funding might be available.

Water Project

The city has still not heard from Rural Development about whether we will be able to receive more funding from them to replace the funding that was to come from FEMA, but hope to have a response by the regular meeting on December 9th.

Alternate Water Pit

Discussion was held on whether the pit could be a viable water source during a drought, whether the city could sell the pit and yet retain the water rights, etc. The city was advised a year or two ago to find out whether the pit is spring fed in order to determine whether it could be used as a water source for the city during drought. Staff will consult with Attorney Tucker.

Concealed Carry

The city must have their assessment done on the city's buildings and the subsequent plan done and submitted to the Attorney General by December 31, 2013 in order to qualify for the four year grace period before having to comply with the regulations of the concealed carry act.

Adjourn

Owens made a motion and Vance seconded to adjourn the meeting at 8:26 p.m. Motion carried.

Mayor Glenn Fischer

Attest:

Deputy City Clerk Carol Eddington