

City Hall - Ottawa, Kansas - January 4, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held December 21, 1983, were approved as written.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on January 3, 1984 at 7:00 p.m. in City Hall. Present: Chairman Thornburg and members Wellington, Underwood, Koch, Spears and Jackson. Absent: Member Searls.

The minutes of the last regular meeting held December 6, 1983 were approved with corrections.

The Planning Commission continued a public hearing to consider the rezoning of a tract of land generally located at 635 South Main from R-2 (Multi-Family Dwelling) to O-I (Office Institutional). After discussion, the Planning Commission unanimously voted to recommend to the City Commission that this request be approved.

In a related matter, the Planning Commission held a public hearing to consider the rezoning of a tract of land generally located at 625 South Main from R-2 (Multi-Family Dwelling) to O-I (Office Institutional). In accordance with Planning Commission bylaws, the public hearing was continued until the next meeting.

The Planning Commission held a public hearing to consider the rezoning of a tract of land generally located at and known as the Northeast Ottawa Industrial Park from I-P (Planned Industrial District) to I-2 (Heavy Industrial). In accordance with Planning Commission bylaws, the public hearing was continued until the next meeting.

The Planning Commission continued its discussion of the Southwest Neighborhood Land Use Plan. After discussion, the Planning Commission unanimously decided to call a public hearing to consider amending the Southwest Neighborhood Land Use Plan to the Comprehensive Plan of the City of Ottawa, Kansas.

There being no further business before the Planning Commission, the meeting was adjourned.

Commissioner Thompson made a motion that the report of the Planning Commission be approved and entered into the official record. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion. Commissioner McCrea asked if the recommendation for rezoning the property at 635 S. Main from R-2 (Multi-Family) to O-I (Office and Institutional) could be handled at the same time as the request for the rezoning of the property at 625 S. Main. The city manager stated that to delay action on the property at 635 S. Main to coincide with the property at 625 S. Main could cause a hardship on the owner of that property as a sale is reported to be pending awaiting the outcome of the zoning change request.

Review of City Investment Schedule

Commissioner McCrea made a motion that the city investment schedule existing as of December 31, 1983, be approved, stating that at that time the city had a total of \$5,235,000 invested at an average interest rate of 8.97 percent. It was further stated that the investment schedule indicates a high interest rate of 9.875 percent from Franklin Savings Association and a low of 8.83 percent by the First National Bank. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2758-84 - Designating Portions of Wilson Street as a Trafficway

Commissioner Bemmels made a motion that an ordinance designating portions of Wilson Street in the City of Ottawa, Kansas, as a trafficway be passed. The motion was seconded by Commissioner McCrea. It was noted that the portion of Wilson Street being so declared is between the west line of Main Street and the east line of Davis Avenue. If and when Wilson Street can be improved, it will help alleviate the traffic problem from the Ottawa industrial area. Also, by such designation, the improvement will be charged to the city at large as opposed to a specific benefit district. If the city should obtain either state or federal aid to help in the improvement, the cost to the City of Ottawa would be reduced. Upon call for the question, all present voted in favor of the question.

Ordinance No. 2759-84 - Designating Portions of Main Street as a Trafficway

Commissioner McCrea made a motion that an ordinance designating Main Street from the north line of Seventh Street to the south line of Fifteenth Street as a trafficway be passed. The motion was seconded by Commissioner Thompson. As in the case of Wilson Street, having this portion of Main Street designated as a trafficway, will allow for improvement costs to be charged to the city at large rather than a specific benefit district. Also, if state or federal funds could be secured to help pay for the improvement, the overall cost to the city would be reduced. In addition to the resurfacing of Main Street from Seventh to Fifteenth, this area is also in need of storm sewers. Upon call for the question, all present voted in favor of the motion.

The City Governing Body then proceeded to report on their attendance at the National League of Cities convention held in New Orleans the last of November and early December.

Commissioner McCrea was first to report, stating that he appreciated the opportunity to go to the convention, and according to his count there were a total of 52 workshops available for the city delegates to attend. Most of the ones he attended were full. Three workshops were of particular interest to him: Neighborhood Reinvestment Workshop (where it was explained that this program is where residents, businesses and city officials work together to rebuild and revitalize decaying neighborhoods); Search for Fiscal Resources (where it was reported that in the first half of 1983, 62% of the cities in the nation were involved in deficit spending. Commissioner McCrea stated he was thankful that through proper management, the City of Ottawa did not have to be involved in deficit spending.); and a workshop concerning tax-exempt property in cities whereby churches and schools have property not on the tax rolls but still receive the same services as other properties, in particular fire and police protection. Commissioner McCrea stated that some cities had devised a method whereby the cities would bill the owners of the tax-exempt property for these services.

Commissioner Bemmels stated that he felt he was very fortunate to attend his first NLC convention, and found it very informative and stimulating. He heard such speakers as Elizabeth Dole, Secretary of DOT, Samuel Pearce, Jr., Secretary of HUD, and Coretta King, President and Executive Officer of the Martin Luther King Center for Non-Violent Social Change. Mr. Bemmels stated that in several of his sessions, reference was made to the content of the book "Megatrends", which states that in a few short years, the western civilization has progressed from an industrial to an informational state; that we have progressed from farmer to laborer to clerk in a very short period of time. He also stated that he was very happy to report that through his observations, the City of Ottawa had pretty well kept up with the modern trend, both in management and in the computer age. Another area in which Commissioner Bemmels was particularly interested, was the area of natural disaster preparedness. He stated that they heard from the mayor of Corpus Christi, Texas, and of Jackson, Mississippi. Corpus Christi has to deal with hurricanes and Jackson has suffered two major floods in the last five years.

The main thing Mr. Bemmels gained from this session, with consideration being given to possibilities for mishaps at the Wolf Creek plant, is that you should have a natural disaster plan that is rehearsed. The final area Mr. Bemmels mentioned was the retraining of people for jobs in today's job market; that we must be working to develop the proper skills and education for tomorrow's work force.

Commissioner Thompson stated that he thought he was very fortunate to have been able to attend the NLC convention, and that he was very impressed with it. He stated that the only comparison he could make with the NLC meeting, was the state league convention. He found that the state league meeting was more of a hands on process; however, the national convention involved people from the federal government with more of a long range insight into the problems of cities. Mr. Thompson stated that each evening or morning the City Commissioners would decide what workshops each would attend the following day, and each commissioner attended three or four workshops. The Commissioners did double up on a few of the workshops, but those were in areas of mutual concerns and particular interest areas for the City of Ottawa. He mentioned that they took a look at what the Industrial Revenue Bond policy might be in a few years as well as the policy concerning Enterprise Zones. Mr. Thompson stated that all in all, he found the NLC meeting a very informative time for him.

Mayor Lister stated that the City of Ottawa had two voting delegates at the convention, Mayor Lister being the voting delegate for the City of Ottawa and Mayor pro tem McCrea being a voting delegate for the Kansas League of Cities. Mayor Lister stated that she was presently serving on a committee concerned with energy, environment and natural resources, and that she has a particular interest in this area. This committee is concerned with such topics as the pricing of natural gas, acid rain, Clean Water Act, and Clean Air Act. Other committees are the Resolutions and Human Development Committee, the Committee on Community and Economic Development, and a committee on Financial Administration and Intergovernmental Relations. Mayor Lister stated that much time is spent by these committees putting together resolutions for the voting delegates to decide upon. A resolution may be either amended, adopted as is or not considered. Mayor Lister stated that she felt she was very fortunate to have been in a position to attend the NLC convention.

Mayor Lister then announced that the Governing Body is planning to have a retreat sometime the end of January, and anyone who has subject matter to suggest for their consideration, may contact any of the commissioners or the city manager.

Commissioner Heathman requested that an itemized statement of costs for this trip be prepared for public disclosure, stating that the Mayor of Kansas City, MO had reported the cost of the trip for eleven delegates from that city over television. Mayor Lister stated that the cost of the trip would be made public as soon as all of the costs had been tabulated.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - January 18, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held January 4, 1984, were approved as written.

Ordinance No. 2760-84 - Zoning

Commissioner Bemmels made a motion that an ordinance relating to and regulating the planning and zoning within the City of Ottawa, Kansas, and redistricting a tract located at 635 S. Main from R-2 (Multi Family Dwelling) to O-I (Office and Institutional) be passed. The motion was seconded by Commissioner McCrea. Mayor Lister stated that this action on rezoning this property is a result of a recommendation of the Planning Commission and that some of the considerations the Planning Commission had given to the recommendation are as follows:

Reasons for not recommending the zoning change:

- Parking problems
- Curb cuts
- Traffic problems at this location
- Zoning requested is not consistent with the 1975 Comprehensive Plan

Reasons for recommending the zoning change:

- It is very doubtful there would be any speculative office construction in this area
- Conversion of the present structure for office purposes is expected to occur
- Office and Institutional zoning is considered a buffer between commercial and residential zoning
- Office and Institutional zoning would be appropriate for the entire block and would probably provide for an improvement of the existing structures
- The property in question is very questionable for use as a residence with the telephone building situated immediately north and considering the traffic on Main and Seventh Streets
- There is already a commercial use diagonally across the street from the property
- The O-I zoning classification would be a buffer zone and not a spot zone.

Commissioner Bemmels stated that he had driven by the property recently, and there is an existing curb cut on the rear of the property, which leads into a two-car garage. Thus he did not feel any additional curb cuts would be necessary.

Commissioner McCrea stated that he had observed the same as Commissioner Bemmels, and possibly the two-car garage would have to be demolished to allow for sufficient parking for this building.

Upon call for the question, all present voted in favor of the motion.

Agreement Between City of Ottawa and Franklin County

Commissioner McCrea made a motion that an agreement between the City of Ottawa and Franklin County for the improvement of 23rd Street as set forth in the specifications of the agreement be approved. The motion was seconded by Commissioner Bemmels. Mayor Lister stated that the Ottawa City Commission and the Franklin County Commission had been in discussion for some time concerning this proposed improvement of 23rd Street from the U.S. Highway 50 Spur eastward to Fogle Quarry.

Commissioner Thompson commented that a public meeting will be called in the near future to explain the projects scope and purpose, and all citizens are invited to attend this meeting.

Commissioner McCrea stated that he felt this was an example of the positive action that can be taken between the City of Ottawa and Franklin County.

Upon call for the question, all present voted in favor of the motion.

Resolution No. 379 - Improvement of Main Street

Commissioner Thompson made a motion that a resolution declaring the necessity for and the intention of the Governing Body of the City of Ottawa, Kansas, to improve or reimprove Main Street from Seventh Street to Fifteenth Street and providing for publication and protest of said improvement be passed. The motion was seconded by Commissioner McCrea. It was stated that it may be several years before this project becomes a reality and the passage of this resolution is another step in the legal process for this street to be considered for improvement. With the passage of this resolution, the city may authorize the preliminary engineering in order that the improvement of this street may be placed on a list of possible projects for the Kansas Department of Transportation. It is hoped that the city might receive funding for this project through the State of Kansas, hopefully in an amount of 75 percent. It was also reported that along with the improvement of Main Street, storm drainage will have to be improved at the same time.

Mr. Alvin Hinderliter who owns property on Main Street, questioned the necessity for the removal of trees for this project. Mayor Lister stated that the City Commission was not in a position to comment on this subject at this time as the preliminary engineering has not been done and only after it has been completed will it be determined if any trees must be removed.

Commissioner Heathman questioned as to whether the estimated probable cost of the project in the amount of \$890,500 was inclusive of all costs of the project. Mr. Heathman was answered that the estimated probable cost of the project stated in this resolution is required by Kansas Statute and the cost as stated is inclusive of all engineering, inspection and construction. Upon call for the question, all present voted in favor of the motion.

Resolution No. 380 - Improvement of Wilson Street

Commissioner Bemmels made a motion that a resolution declaring the necessity for and the intention of the Governing Body of the City of Ottawa, Kansas, to improve or to reimprove Wilson Street from Main Street to Davis Avenue, and providing for publication and protest of said improvement, be passed. The motion was seconded by Commissioner Thompson.

Commissioner McCrea stated that the reason for the consideration of this street for improvement is the volume of traffic that comes from the Industrial Park into the City of Ottawa, and that Wilson Street is the first street that goes through from Davis Avenue to the main part of town. Commissioner McCrea also entered into the record that the estimated probable cost of the improvement is \$1,150,000.

Commissioner Bemmels commented that the entire cost of the project is to be borne by the city-at-large, and it is not chargeable to a benefit district. It is hoped, however, that the cost of the project can be offset by funds from either the state or federal government.

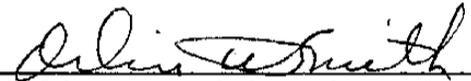
Commissioner Lister commented that the cost of the project without monies from another source would be prohibitive for the city.

Commissioner McCrea inquired as to whether this project was in the Capital Improvement Program for the City of Ottawa. He was answered that the Main Street project is presently in the Capital Improvement Program, but Wilson Street is not. At such time as a governing body decided to proceed with the improvement, the said improvement must be included in the Capital Improvement

Program. Commissioner Thompson then stated that it must be remembered that this governing body is looking ahead and taking the necessary steps to get the preliminary engineering done, and the project might be placed on a list of priorities with the Kansas Department of Transportation for future construction. It is very conceivable that the project will not be given further consideration for three and one-half to five years at a minimum. Upon call for the question, all present voted in favor of the motion.

It other business, Mayor Lister stated that as per request she presently had the cost of the trip that the commissioners made to New Orleans for the National League of Cities meeting. The total cost of the trip was \$5,721.81, which included: airfare - \$975; registration - \$1320; hotel accommodations - \$2220.06; transportation, parking fees, etc. - \$519.75; meals - \$687.00.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - February 1, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, McCrea and Thompson. Absent: Commissioner Heathman.

Approval of Minutes

The minutes of the last regular meeting held January 18, 1984, were approved as written.

Review of Investment Schedule

Commissioner McCrea made a motion that the investment schedule for January 1984 be approved, stating that as of January 31, 1984, the City of Ottawa had a total of \$5,735,000 invested at an average interest rate of 9.32%. The motion was seconded by Commissioner Bemmels. Upon call for the question, all present voted in favor of the motion.

Proclamation - Vocational Education Week

Steven Pacholke, Secretary of the VICA Program at the East Central Vocational Cooperative, read a proclamation proclaiming the week of February 12 through 18, 1984, as "Vocational Education Week" and requested that the mayor approve and sign the proclamation. Upon receiving approval from the city commissioners, Mayor Lister signed the proclamation.

Review of Current City Projects and Status of Each Project

Mayor outlined the current city projects in progress and reported on the status of each as follows:

1. Central Business District Improvements - Work is officially shut down for the winter. Remaining work to be done includes landscaping, completion of sidewalks and curb and gutter in conjunction with side street benefit district plans. This would include the construction of sidewalks on the south side of W. 2nd between Main and Hickory, south side of E. 2nd in front of the SRS building, north side of E. 2nd in front of the Ottawa Cable TV and Adult Education Center building, south side of W. 3rd between Main and the alley, the north side of W. 4th between Main and the alley, and the south side of W. 4th between Main and Walnut.
2. Airport Improvements - Work is officially stopped for the winter. Work should be completed by early summer.
3. Cypress and Olive Street Storm Drainage Improvements - Final plans are due from Cook, Flatt & Strobel on March 1, 1984. Bid letting is scheduled for late spring or early summer.
4. 1984 Street Rehabilitation Program - Final plans due to the city on February 3, 1984. Bid letting is scheduled for early March.
5. EPA Project--Wastewater Treatment and Collector System Improvements - Preconstruction conferences are scheduled for February 7, 1984.
6. Skunk Run Storm Drainage Improvement Phase IV - Tillery Construction has moved into Ottawa with a trailer placed on Park Street. Work should commence with the onset of good weather.
7. Skunk Run Storm Drainage Improvement Phase V - Design work is progressing. Ownership list for easement acquisition has been prepared.
8. Southwest Main Extension No. 3, Part 4 - Construction is underway by Towner Construction of Ottawa.
9. F.E.M.A. Flood Insurance Study - Appeal period ends on March 14, 1984.
10. Marias des Cygnes River Bridge - According to KDOT, a fall 1984 bid

letting is still scheduled.

11. 15th & Main Federal Hazard Elimination Safety Program Improvements - Final plans in to KDOT for final approval. May letting scheduled.
12. G. E. STAG overhaul - Hughes Machinery Company, accompanied by the Riley Stoker welders, are in town and have removed all the old tubes associated with the boiler at the city's STAG unit.
13. KCP&L Substation Improvement - We have been advised by KCP&L that substation improvements are underway to bring transformers into a parallel position, which will increase the amount of power available for transfer into the city's electric system.
14. 7th Street Project - The city has accepted the project pending completion of seeding, grading, pavement marking and signing of this improvement.
15. 23rd Street Project - City has held a meeting with adjacent property owners. Construction work should begin in the spring.

Announcement of Retreat of the City Commission

It was announced that the City Commission would be holding a retreat at Ottawa University on Tuesday, February 7, 1984. The purpose of the retreat is to establish long-term goals and objectives for the City of Ottawa.

Mrs. Wanda Durbin, 527 S. Oak, expressed objection to the City Commission for hiring Charlene May of the University of Kansas to participate with the commissioners at the retreat. Mrs. Durbin asked if the city manager might not be better qualified than Ms. May. Mrs. Durbin also expressed her concern that she thought the fee of \$500 for Ms. May for one day spent with the City Commission was an unnecessary expense.

Russ Baber, 333 Ash Street, also expressed objection to the hiring of Ms. May for the retreat, explaining that he thought an engineering firm might be better qualified to work with the City Commission in establishing goals and objectives. It was explained to Mr. Baber and Mrs. Durbin that Ms. May is only to act as a facilitator, and will not provide subject matter for the meeting, such as suggesting or recommending goals or objectives. Ms. May's job as facilitator is to stimulate the thinking of the commissioners and to guide the conversation to avoid drifting from the subject. Commissioner McCrea stated that in future years if the City Commission should continue to have the goals and objectives retreats, possibly a facilitator would not be needed after this first time. It was further explained that in establishing goals and objectives for the future, this phase of planning is prior to the need for engineering services.

Mrs. Delpha Callahan, 313 Willow, expressed concern that the cost of the facilitator had not been published. Commissioner Lister stated that it certainly was not the intention of the City Commission to hide the cost from the public, and the commissioners had discussed the possible use of the facilitator and the cost of such use through several study sessions. It was the consensus and decision of the City Commission that a facilitator be used. Mayor Lister then stated that if the cost had not been published, at this point it certainly was public knowledge.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - February 15, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held February 1, 1984, were corrected to reflect that Mrs. Wanda Durbin lives at 527 S. Locust, not at 527 S. Oak as stated in the minutes. The balance of the minutes were approved as written.

Report of Planning Commission Meeting

A report of the Planning Commission meeting of February 7, 1984, was read as follows:

The City Planning Commission met in regular session on Tuesday, February 7, 1984 at 7:00 p.m. in City Hall. Present: Chairman Thornburg and members Wellington, Underwood, Searls, Koch, Jackson, and Spears. Absent: none.

The Planning Commission approved the minutes of the last meeting held on January 3, 1984.

The Planning Commission reviewed a final plat of Lot A of the Sonshine Acres Subdivision submitted by the First Southern Baptist Church. By a 7-0 vote, the Planning Commission approved the plat subject to the following conditions: 1) notation on the plat regarding vehicle access onto Eisenhower Road; 2) addition of a driveway easement; 3) assurance of adequate rights of way and setbacks from the frontage road; 4) that the applicant show city staff that water can be adequately supplied to this lot and all surrounding lots in the Sonshine Acres Subdivision.

The Planning Commission held a public hearing to consider the rezoning of a tract of land generally located at 1445 South Main Street from R-1 (Single-Family Residential) to C-2 (General Commercial). After hearing comments both in favor and against the rezoning request, the Planning Commission continued the public hearing to the next meeting.

The Planning Commission continued a public hearing to consider the rezoning of a tract of land generally located at 625 South Main from R-2 (Multi-family Dwelling) to O-I (Office Institutional). The Planning Commission voted 7-0 to recommend approval of this rezoning.

The Planning Commission continued a public hearing to consider the rezoning of a tract of land generally known as the Northeast Ottawa Industrial Park from I-P (Planned Industrial District) to I-2 (Heavy Industrial). The Planning Commission voted 7-0 to recommend approval of this rezoning.

The Planning Commission held a public hearing to consider amending the Comprehensive Plan of the City of Ottawa, Kansas with the addition of the Southwest Neighborhood Land Use Plan. After hearing a variety of comments and questions regarding land use in the area and the nature of the plan, the Planning Commission continued the public hearing to its next meeting.

There being no further business before the Planning Commission, the meeting was adjourned.

Commissioner Thompson made a motion that the report of the Planning Commission Meeting of February 7, 1984, be approved and entered into the official record of the city. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Supplement to Engineering Agreement for Municipal Airport Improvements

Commissioner Bemmels made a motion that Supplement No. 1 to the City of Ottawa's agreement with Bucher, Willis & Ratliff for the provision of

engineering services associated with improvements at the Ottawa Municipal Airport, said original agreement being dated May 18, 1983, be approved. The motion was seconded by Commissioner McCrea.

Mayor Lister stated that the additional improvements for the airport consist of lighting improvements, and this is brought about as the result of the bids for initial airport improvements being considerably lower than the engineer's estimate for the project. The city has received approval from the FAA for these additional improvements.

Commissioner McCrea stated that the cost of the engineering for the additional improvements should be a maximum of \$12,285, of which the FAA would pay ninety percent. Upon call for the question, all present voted in favor of the motion.

Resolution No. 381 - Condemnation for Construction Easement

Commissioner McCrea made a motion that a resolution authorizing and providing for the acquisition of temporary construction easements for the purpose of constructing adjacent drainage in the vicinity of 8th and Pecan Streets, be passed. The motion was seconded by Commissioner Bemmels.

It was explained that the easement acquisition as set forth in this resolution is very necessary for the continuing storm drainage improvements from the southwest part of Ottawa. All construction easements other than the two easements described in this resolution have been obtained and it is necessary for the city to take legal action to obtain the remaining easements. The easements are for temporary for construction only, and will be returned to the property owners at the conclusion of the construction project. The legal descriptions of the easements are: 1) The east 20 feet of Lots 23 and 25, Block 1, Maxson's Addition; and 2) The east 20 feet of Lots 47 and 49, Block 1, Maxson's Addition, both in the City of Ottawa, Franklin County, Kansas. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2761-84 - Condemnation for Acquisition of Construction Easements

Commissioner Thompson made a motion that an ordinance authorizing and providing for the acquisition of temporary construction easements for the purpose of constructing adjacent drainage be passed. The easements are described as: the east 20 feet of Lots 23 and 25, Block 1, Maxson's Addition, and the east 20 feet of Lots 47 and 49, Block 1, Maxson's Addition. The motion was seconded by Commissioner McCrea. This ordinance is for the condemnation of the same property as set forth in Resolution No. 381. Upon call for the question, all present voted in favor of the motion.

Parade Request

Mayor Lister announced that a request for a parade as submitted by the Ottawa High School Class of 1954 to be held on August 4, 1984, will not be considered at this time as the commission wishes to obtain further information concerning the request.

Resolution No. 382 - Opposing Restrictions in Unilateral Annexation Procedure

Commissioner Bemmels made a motion that a resolution stating the position of the City Commission of Ottawa, Kansas, on further restrictions in the unilateral annexation procedure as per Kansas Statutes Annotated 12-520, be passed. The motion was seconded by Commissioner McCrea.

Mayor Lister stated that the City Commission is considering this resolution in opposition to Senate Bill 197, Section 2, Lines 84 to 103, as passage of the measure would impose further restrictions on the city's unilateral annexation procedure. Mayor Lister also stated that the city's Representative, Mrs. Dorothy Nichols, has voted opposing the measure.

Commissioner Bemmels stated that even under the present procedure, there are many persons living on the boundaries of the city who receive the many benefits derived from the city without paying for support of the measures that provide these benefits. On call for the question, all present voted in favor of the motion.

Proclamation - Ottawa University Day

Mr. Jim Dodgen, representing Ottawa University, read a proclamation proclaiming April 12, 1984, as Ottawa University Day, and asked that the City Commission give favorable consideration to the proclamation. Commissioner McCrea made a motion that the City Commission authorize Mayor Lister to sign the proclamation. The motion was seconded by Commissioner Bemmels. Commissioner McCrea then suggested that further mention of Ottawa University Day be made in April, prior to April 12, as a reminder that April 12, 1984, is Ottawa University Day. Upon call for the question, all present voted in favor of the motion.

Request for Fund Raising Activities

Mr. Kent Peterson, Coordinator of Student Activities at Ottawa University, asked permission for twenty Ottawa University students to solicit funds from the occupants of motor vehicles at the intersections of 2nd and Main Streets and 15th and Main Streets, from 12:00 noon until 6:00 p.m. on February 18, 25, and March 3, 1984. The funds are to be solicited for the Multiple Sclerosis Society and the ten students collecting the most money will represent Ottawa and Ottawa University in a basketball tournament to be held at Kemper Arena just prior to the Kansas City Kings basketball game on March 31. The students will be competing against students from other colleges and against each other. The funds will be solicited from northbound and southbound traffic only at two intersections. The students will be identified by posterboard signs hanging around their necks.

Commissioner McCrea made a motion that the request be approved for the days and times specified. The motion was seconded by Commissioner Bemmels. Upon call for the question, all present voted in favor of the motion. Commissioner McCrea stated that he was happy to see students participating in a fund raising benefit for such a worthwhile cause.

Request for Use of a City Parking Lot

Mr. Bud Beeman of Town & Country Supply submitted written request to use ten parking spaces at the north end of the parking lot adjacent to Town & Country Supply building on Wednesday, March 7, 1984, for a livestock care demonstration. Mayor Lister reported that Oren Skiles, Director of Public Safety, was aware of the request and approved same. Commissioner Thompson made a motion that Town & Country Supply be permitted to use the parking spaces as requested on Wednesday, March 7, 1984. The motion was seconded by Commissioner Heathman. It was further commented that Town & Country Supply would be expected to clean up any debris after the demonstration. Upon call for the question, all present voted in favor of the motion.

Announcements

It was announced that the city will be receiving bids on its insurance requirements until 10:00 a.m. Friday, April 13, 1984.

It was announced that the small redbud trees which are being removed from City Park due to construction of the Skunk Run storm drainage improvement are being transplanted elsewhere. Three of the trees are being relocated in Kanza Park.

Mayor Lister announced that she and the city manager, David Watkins, are attending a League of Kansas Municipalities legislative meeting in Topeka this afternoon, and that the city manager and the mayor pro tem, Jim McCrea, will be attending a National League of Cities meeting in Washington, D.C., in March.

Mayor Lister also stated that the City Commission is going to have another meeting on establishing goals and objectives for the future of the City of Ottawa, and that a facilitator will not be used at this meeting.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - February 20, 1984

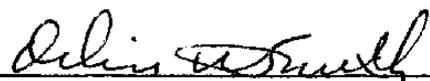
The City Governing Body met in special session at 3:00 p.m. this date.
Present: Mayor Lister and Commissioners Bemmels, Heathman and Thompson.
Absent: Commissioner McCrea.

The special meeting was called to receive a request from the Ottawa Retail Association of the Greater Ottawa Chamber of Commerce to hold a sidewalk sale on Saturday, February 25, 1984, from 8:00 a.m. to 5:00 p.m. The request states that a walk-through area of 4 feet will be maintained on the sidewalks, and the request does not require the closing of any streets.

Commissioner Bemmels made a motion that the request to hold a sale on the sidewalks in the City of Ottawa on Saturday, February 25, 1984, between the hours of 8:00 a.m. and 5:00 p.m. be approved. The motion was seconded by Commissioner Heathman, and all present voted in favor of the motion.

It was announced that there will be a special meeting held at 3:00 p.m. February 27, 1984, for the purpose of holding a public hearing on the proposed annexation of the Yockey property in north Ottawa, and to present the utility extension plan for that property.

The business for which this meeting was called having been completed, the meeting was adjourned.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - February 27, 1984

The City Governing Body met in special session at 3:00 p.m. this date. Present: Mayor pro tem McCrea and Commissioners Bemmels, Heathman and Thompson. Absent: Mayor Lister.

The purpose of the special meeting is for a public hearing on the proposed unilateral annexation of a tract of land described as the north 30 acres more or less of the northeast quarter of the southeast quarter of Section 25, Township 16, Range 19, Franklin County, Kansas.

Mayor pro tem McCrea called on the City Manager to report on the proposed delivery of services to the tract under consideration for annexation.

The city manager then read a report on the availability of municipal services which was prepared in compliance with K.S.A. 12-520. The report is as follows:

The Ottawa Planning Commission has expressed interest in the unilateral annexation of the area generally defined as located between Country Club Heights South and Country Club Heights on the west, East Wilson Street on the north, Davis Avenue on the east and the Ottawa Country Club on the south.

EXISTING DEVELOPMENT

The general area is developed primarily for residential purposes. The area under consideration presently contains one single family dwelling.

STREET CONDITIONS

The area under consideration is bordered on the north by East Wilson, Davis Avenue on the east and the Ottawa Country Club on the south. These streets (Davis and Wilson) are county arterial streets and both are in good condition.

WATER AND SEWER SERVICES

This thirty acre tract under consideration has immediate access to a 6" city water main.

There are no sanitary sewers presently serving this tract. According to the utility department, sanitary sewers are feasible but would be costly due to anticipated rock. The city policy requires that developers construct the sewers within their subdivision and the city will extend the main to the property line.

FIRE PROTECTION

Since the area under consideration is contiguous to the city on three sides, it will have immediate access to city fire protection. The City of Ottawa has a combined fire and police department that can deploy 42 Public Safety personnel for fire protection. Fire equipment includes three pumper trucks plus a 75' American LaFrance Water Chief aerial ladder truck, one rescue and utility panel truck, a chief's car, two detective cars, a 16' rescue boat and a small maintenance tractor.

PARKS AND RECREATION

The area under consideration has accessibility to all major parks in Ottawa. The area is located in the U.S.D. 290 District which means that the affected property and inhabitants have access to the Ottawa Recreation Commission facilities and programs.

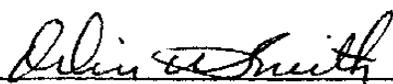
OTHER MUNICIPAL SERVICES

The one existing structure located in the area is presently served by the City of Ottawa's electric distribution and water system. If annexed, the occupant(s) would be charged a cheaper rate.

The area presently has access to police and fire protection. The area presently has access to a six inch water main located on the north side of East Wilson. At the present, there is no access to a sewer main, but if major development occurred in this area, then the developer would be responsible for constructing a sewer. The area is presently served by East Wilson and Davis Road, which are both county major arterials. There are no local streets in the area. The City of Ottawa will maintain all streets fully inside its city limits. Forest Park is located in the immediate area, and this area is presently being served by U.S. D. 290.

The city clerk was then called upon to report concerning a conversation he had had with the attorney for the owner of the property. The city clerk reported that he had received a telephone call from Leonard McAnarny this date, and Mr. McAnarny had stated that neither he nor his client would be present for this hearing, but the arguments and comments directed towards this annexation at the last public hearing, which was held in November 1983, would also apply to this hearing.

There being no further comments or questions, Commissioner Bemmels made a motion that the hearing be continued until 9:35 a.m. March 7, 1984. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - March 7, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held February 15, 1984, and of special meetings held February 20, and February 27, 1984, were approved as written.

Continue Public Hearing on Annexation

A public hearing to consider the proposed unilateral annexation of a 30-acre tract of land located south of Wilson Street, west of Davis Avenue and north of the Ottawa Country Club, was continued at this time. No one present had any further comment on the proposed annexation. Commissioner McCrea stated that ample time had been given to those who might want to respond to the proposed annexation and the legal description had been corrected from the last attempt at annexation of this property. Commissioner McCrea made a motion that the hearing be closed. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2762-84 - Annexation

Commissioner Thompson made a motion that an ordinance annexing certain land to the City of Ottawa, Kansas, in conformity with the provisions of K.S.A. 12-520, the land being defined as the north 30 acres, more or less, of the northeast quarter of the southeast quarter of Section 25, Township 16, Range 19, Franklin County, Kansas, be passed. The motion was seconded by Commissioner Bemmels and upon call for the question, all present voted in favor of the motion.

Retirement of Charles Burlingham

Mayor Lister presented a plaque commemorating his service to the City of Ottawa to Mr. Charles Burlingham, who retired from the city on February 24, 1984. Mr. Burlingham came to work for the city in January 1980 as a mechanic. The City Commission went on record as thanking and congratulating Mr. Burlingham for his four years of service to the city.

Report of Planning Commission Meeting

A report of the Planning Commission meeting was read as follows:

The City Planning Commission met in regular session on Tuesday, March 7, 1984 at 7:00 p.m. in City Hall. Present: Chairman Thornburg and members Wellington, Underwood, Searls, Koch, Jackson, and Spears. Absent: none.

The Planning Commission approved the minutes of the last meeting held on February 7, 1984.

The Planning Commission held a public hearing to consider the rezoning of a tract of land generally located at 1445 South Main Street from R-1 (Single-Family Residential) to C-2 (General Commercial). After hearing comments both in favor and against the rezoning request, the Planning Commission voted 5-2 against a motion to recommend approval of the rezoning.

The Planning Commission held a public hearing to consider amending the Comprehensive Plan of the City of Ottawa, Kansas with the addition of the Southwest Neighborhood Land Use Plan. After reviewing comments heard at the last meeting, the Planning Commission voted 7-0 to tentatively approve the Southwest Neighborhood Land Use Plan. This plan will be forwarded to the City Commission, School Board, and County Commission for their review and comments.

The Planning Commission called a public hearing to consider amending paragraphs 2 and 3 of Article 5, section 2b of the Subdivision Regulations of the City of Ottawa, Kansas to change lot size requirements from "one-half (1/2) acre" to "eighty thousand (80,000) square feet."

There being no further business before the Planning Commission, the meeting was adjourned.

At the conclusion of the reading of the report of the Planning Commission meeting, the City Commission asked what amending paragraphs two and three of Article 5, Section 2(b) of the Subdivision Regulations would entail. It was explained that this section has to deal with land on which a home might be built that would be served by a septic tank system, and under the county zoning regulations a home that is to be served by a septic system must be on a tract of land no smaller than 80,000 square feet. Mr. Pete Nicholson of the County Engineer's office had requested the city change its Subdivision Regulations to conform with the county zoning ordinance pertaining to homes that must be served by a septic system.

Commissioner Bemmels made a motion that the report of the Planning Commission be approved and entered into the official record of the city. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2763-84 - Zoning

Commissioner McCrea made a motion that an ordinance rezoning the property located at 625 S. Main Street from R-2 (Multi-Family) to O-I (Office and Institutional) be passed. The property being considered for rezoning is the location of the Southwestern Bell Telephone building. The motion was seconded by Commissioner Bemmels. Commissioner McCrea stated that the Planning Commission had held public hearings on the proposed rezoning and studied the question in depth, considering both reasons for and against rezoning and had forwarded a recommendation to the City Commission that the property be rezoned. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2764-84 - Zoning

Commissioner Bemmels made a motion that an ordinance rezoning the Ottawa Industrial Park from I-P (Planned Industrial District) to I-2 (Heavy Industrial) be passed. The motion was seconded by Commissioner Thompson. It was explained that by changing the zoning of the Industrial Park from I-P (Planned Industrial District) to I-2 (Heavy Industrial) that it will make some additional sites available for industrial development, and there really is no need for planned industrial district zoning in the Industrial Park. Upon call for the question, all present voted in favor of the motion.

Agreement for a Study of Water and Electric Rates

Commissioner Thompson made a motion that the mayor be authorized to sign an agreement for professional services with A. C. Kirkwood & Associates for a study and recommendation concerning the water and electric rates of this city. The motion was seconded by Commissioner Bemmels. Commissioner McCrea said he had questions on the cost of the services pertaining to how many hours might be spent in performing the study. Commissioner McCrea further stated that he would like to study the cost aspect of the agreement for two weeks before the City Commission took action on the agreement. Commissioner Bemmels stated that he was in accord with Commissioner McCrea's request that no action be taken on the agreement until the next regular meeting of the City Commission. Upon call for the question, all present voted opposing the motion, and it was stated that the commission would give consideration to the contract at their next regular meeting.

Resolution No. 382 - Permanent Easement Across Santa Fe Property

Commissioner McCrea made a motion that a resolution authorizing the mayor to execute a permanent easement across property owned by Santa Fe Railroad Company for storm drainage purposes be passed. The easement is located in the vicinity of 7th and Walnut. The motion was seconded by Commissioner Bemmels. It was explained that the easement will extend north from Seventh Street parallel with the Santa Fe tracks until the drainage course turns east, and the easement will extend west from the Santa Fe tracks until the water course turns southwest. The easement also states that the city will construct and maintain a 42 inch chain link fence along the easement on Santa Fe property. Upon call for the question, all present voted in favor of the motion.

Agreements for Operation of Forest Park Swimming Pool and Softball and Baseball Complex

Commissioner Heathman made a motion that action on the agreements for the operation of the Forest Park Swimming Pool and the softball diamonds and baseball complex be postponed for two weeks. Commissioner Heathman stated that he would like to discuss the matter further in the study session on Monday. The motion was seconded by Commissioner McCrea. The consensus of the City Commission was that if any questions existed in the minds of the commissioners regarding approval of the agreements, they would like to postpone action on the agreements. Upon call for the question Mayor Lister and Commissioners Heathman, McCrea and Bemmels voted in favor of the motion. Commissioner Thompson voted opposing the motion.

Award Contract for Street Improvements

The city manager reported that the city had opened bids on Tuesday, March 7, 1984, for the 1984 Street Rehabilitation Program, and the engineering firm of A. C. Kirkwood & Associates, who had drawn the specifications for the project, recommend that the contract be awarded to the low bidder, L. R. M. Industries of Lawrence, Kansas, in the amount of \$157,031.05. Mr. Watkins stated that Jerry Johnson of A. C. Kirkwood & Associates had not had time to make written recommendation to the City of Ottawa, but same is forthcoming. It was explained that Mr. Johnson had checked the extensions on the bid of L.R.M. Industries and found the prices and the bid to be in order. Commissioner Bemmels made a motion that a contract for the 1984 Street Rehabilitation Program be awarded to L.R.M. Industries of Lawrence, Kansas, for the bid price of \$157,031.05. The motion was seconded by Commissioner McCrea and upon call for the question, all present voted in favor of the motion.

Resolution No. 383 - Right of Way Acquisition

Commissioner McCrea made a motion that a resolution certifying right of way acquisition in conjunction with improvements proposed to be made at the intersection of Fifteenth and Main Streets be passed. The motion was seconded by Commissioner Bemmels. The city manager explained the two temporary construction easements had to be acquired before the intersection improvements of Fifteenth and Main could be accomplished, and the resolution certifies to the Kansas Department of Transportation that all easements have been acquired and will allow the Department of Transportation to take bids for the project in the early spring. The easements to be acquired were from the properties on which the Dairy Queen and Peoples National Bank Annex are located. Upon call for the question, all present voted in favor of the motion.

Parade Request - Ottawa High School

Ottawa High School submitted a request for a parade to be held at 3:30 p.m. Wednesday, March 7, 1984, as a pep parade for the basketball team which will be going to state tournament on March 8, 1984. The parade route is north on Ash Street to Second Street, east on Second to Walnut, north on Walnut to First Street, east on First to Main Street, and south on Main to the City Park. Commissioner McCrea made a motion that the request for the parade be granted along the the route specified. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Investment Schedule for February 1984

Commissioner Bemmels made a motion that the investment schedule existing as of February 29, 1984, be approved. The motion was seconded by Commissioner McCrea. Investments existing as of February 29, 1984, totaled \$5,635,000 at an average interest rate of 9.67 percent. Upon call for the question, all present voted in favor of the motion.

Status of City Projects

A report on the status of current city projects was given as follows:

1. Central Business District Improvements - Work is officially shut down for the winter. Remaining work to be done includes landscaping, completion of sidewalks and curb and gutter in conjunction with side street benefit district plans. This would include the construction of sidewalks on the south side of W. 2nd between Main and Hickory, south side of E. 2nd in front of the SRS building, north side of E. 2nd in front of the Ottawa Cable TV and Adult Education Center building, south side of W. 3rd between Main and the alley, the north side of W. 4th between Main and the alley, and the south side of W. 4th between Main and Walnut.
2. Airport Improvements - On February 15, 1984 the City Commission approved a supplemental agreement for engineering services for runway lighting improvements. Final plans for these improvements will be completed by mid April and a bid letting is expected in late spring. Construction of the runway and parallel taxiway improvements is expected to resume as weather permits.
3. Cypress and Olive Street Storm Drainage Improvements - Final plans are due from Cook, Flatt & Strobel on March 9, 1984. Bid letting is scheduled for late spring or early summer.
4. 1984 Street Rehabilitation Program - Final plans have been received and the bid letting was held on March 6, 1984. The award of this contract has been made to LRM Industries of Lawrence, Kansas.
5. EPA Project--Wastewater Treatment and Collector System Improvements - Preconstruction conferences were held on February 7, 1984. Construction of the collector system will commence during the week of March 12.
6. Skunk Run Storm Drainage Improvement Phase IV - Tillery Construction began work during the second week in February and has progressed with excavation. During the week of February 20, 1984 a segment of the concrete channel was poured.
7. Skunk Run Storm Drainage Improvement Phase V - Design work is progressing. Ownership list for easement acquisition has been prepared.
8. Southwest Main Extension No. 3, Part 4 - Construction is approximately 90% completed.
9. F.E.M.A. Flood Insurance Study - Appeal period ends on March 14, 1984.
10. Marias des Cygnes River Bridge - On February 21, 1984 the City received preliminary plans for this improvement. A field check was held on February 22, 1984 with KDOT officials. A Fall bid letting is still anticipated.
11. 15th & Main Federal Hazard Elimination Safety Program Improvements - Final plans in to KDOT for final approval. City staff has acquired necessary construction easements. A May bid letting is scheduled.
12. G. E. STAG overhaul - Hughes Machinery Company, accompanied by the Riley Stoker welders, are approximately three weeks ahead of schedule, and the repair is 50% complete. All work is expected to be finished by mid April.

13. KCP&L Substation Improvement - We have been advised by KCP&L that substation improvements are underway to bring transformers into a parallel position, which will increase the amount of power available for transfer into the city's electric system.

14. 7th Street Project - The city has accepted the project pending completion of seeding, grading, pavement marking and signing of this improvement.

15. 23rd Street Project - On January 31, 1984 a meeting was held with adjacent property owners. Since that time the City has received contributions toward this improvement from all but one of the adjacent property owners. Construction work will begin in the spring.

16. Taking of Bids on City Property and Liability Insurance - The city advertised for insurance bids in mid February. The city will award insurance contracts to the successful bidder or bidders on April 25, 1984.

17. Remote operation of Generating Units at the Power Plant - On February 13, 1984 the City signed a letter of agreement for engineering services with A.C. Kirkwood and Associates. This improvement will allow generating units in other buildings to be operated and monitored from the main control room.

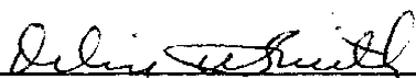
18. Wilson Street Railroad Signals - Preliminary arrangements are being made with KDOT.

19. Utility Rate Study - The City Commission and City Staff have met with engineers from A.C. Kirkwood & Associates regarding the proposed rate study. Pending formal approval of an agreement with AC Kirkwood, the study would be completed by August.

Proclamation - Youth Art Month

Mrs. Nancy Pinet, Administrator of the Community Arts Council, requested the City Commission issue a proclamation proclaiming the month of March 1984 as "Youth Art Month" and read the proclamation for the City Commission. A motion to approve the proclamation and allow the mayor to sign the proclamation was made by Commissioner McCrea, seconded by Commissioner Heathman, and all present voted infavor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - March 21, 1984

The City Governing Body met in regular session at 9:35 a.m. this date.
Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held March 7, 1984, were approved as written.

Consider Recommendation of Planning Commission

Commissioner Thompson made a motion that a request for rezoning the property located at 1445 S. Main from R-1 (Residential) to C-2 (General Commercial) be denied as recommended by the City Planning Commission. The motion was seconded by Commissioner Heathman. It was indicated by the City Commission that they had received a full report from the Planning Commission concerning the proceedings in formulating their recommendation to deny the request, and it was the consensus of those on the commission who were going to vote on the issue that they were in agreement with the Planning Commission. Mayor Lister and Commissioner McCrea stated that they would abstain from voting because of their possible involvement in the development of the property should it be rezoned. Upon call for the question, Commissioners Heathman, Thompson and Bemmels voted in favor of the motion. Mayor Lister and Commissioner McCrea abstained from voting.

Consider Agreement with A.C. Kirkwood & Associates for Water and Electric Rate Study

Commissioner McCrea made a motion that the city enter into an agreement with A. C. Kirkwood & Associates for a study and recommendations concerning the water and electric rates. The motion was seconded by Commissioner Bemmels. Mr. Tom Gleason appeared before the City Commission and stated that he thought the hiring of an engineering firm or an engineer to perform a rate study and recommendations for rates of the water and electric utilities was ridiculous. Mr. Gleason stated that he thought with the present city staff and with the help of experts within the community, an equity could be struck concerning the water and electric rates in Ottawa. Mr. Gleason went on to state that the information that the engineer would utilize in determining rates for the city's utilities would have to be compiled by the city staff, and Mr. Kirkwood would work with those figures and estimated future expenses in determining the utility rates. Mr. Gleason indicated that the \$33,500 proposed to be paid to A. C. Kirkwood & Associates was an outrageous figure for the rate study. Mr. McCrea stated that he had had some concerns as to the cost of the rate study and the city staff had obtained a time analysis from A. C. Kirkwood & Associates explaining the time to be spent on the study and the costs involved. He further stated that Mr. Gleason had brought out some points he hadn't considered, such as the staff along with experts residing within the community might be capable of making the study and determining the rates. Mr. Gleason further suggested that a blue ribbon committee be appointed to meet with persons from all segments of the community to obtain input on the study and recommendations.

Mr. McCrea at this time stated that he would withdraw his motion and Mr. Bemmels thus withdrew his second to the motion. Mayor Lister then stated that the agenda item pertaining to the agreement with A. C. Kirkwood & Associates for a study of the electric and water rates for the City of Ottawa would not be considered at this time.

Swimming Pool Lease Agreement

Commissioner Thompson made a motion that the city enter into the agreement with the Ottawa Recreation Commission for the lease and operation of the swimming pool for the 1984 season, along with the maintenance agreement attached thereto. The motion was seconded by Commissioner Bemmels. It was indicated by the City Commission that this is the first time the city has

had a maintenance agreement with the Recreation Commission, and with this agreement responsibilities will be clearly defined for various maintenance tasks. Upon call for the question, all present voted in favor of the motion.

Lease Agreement for Baseball and Softball Facilities

Commissioner Bemmels made a motion that the city enter into an agreement with the Ottawa Recreation Commission for the operation of the city baseball and softball facilities for 1984, along with the maintenance agreement for the facilities attached thereto. The motion was seconded by Commissioner McCrea. Mayor Lister explained that there had been some conversation concerning whether softball could be played at the baseball complex, and if baseball might be played on the softball diamonds. Mayor Lister stated, however, that the City Attorney had reviewed any covenants that might have been applied at the time the bond issue for the construction of the baseball and softball facilities was voted upon, and it was his opinion that since the bonds for the construction of the facilities had been paid off, any covenants would be invalidated. Commissioner Heathman expressed concern that he felt the baseball diamonds should be used exclusively for baseball and the softball diamonds should be used exclusively for softball. Commissioner McCrea then expressed his feeling that with the agreement the city has had in the past, and the agreement before the City Commission today, that the Ottawa Recreation Commission should be able to operate the softball and baseball diamonds to the benefit of the public, and their recreational programs.

Commissioner Thompson then said he thought it would be appropriate at this time to read a particular sentence from the baseball and softball facility lease as follows: "It shall be the responsibility of the lessee to manage and control the activities carried out on these baseball and softball diamonds." There being no further discussion, the question was called and all present voted in favor of the motion except Commissioner Heathman who voted opposing the motion.

Request of the Friends of the Library

Mayor Lister stated that the City Commission was in receipt of a letter from Mr. Davis Bennett, Vice President of the Friends of the Ottawa Library, requesting permission to have their annual book sale on the first Sunday in June, which is June 3, 1984, on Hickory Street between Park Street and Fifth Street. In addition, they requested that Hickory Street be closed from 8:00 a.m. to 5:00 p.m. on that day, and they could accomplish their set-up and clean-up between those hours. A concern was expressed by the members of the City Commission that it is very possible that the Skunk Run drainage improvements may have Main Street torn up at that time, and traffic will then be detoured down Hickory Street. However, it was decided for the one day of June 3, traffic could be detoured further over to Cedar Street and then back to Main, thus allowing the Library to have their sale in Hickory street on that day. Commissioner McCrea made a motion that the request of the Friends of the Ottawa Library be granted, that Hickory Street be closed on June 3, 1984, from 8:00 a.m. to 5:00 p.m. from 5th Street to Park Street for the book sale. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Request of Mudrick's of Litwins and the Kansas State Bank

Mayor Lister stated that she was going to deviate from the normal method of handling the business as it comes before the City Commission in that the next agenda item concerns a request of Mudrick's of Litwins to hold a sidewalk sale in the Central Business District on Saturday, April 28, 1984, and a request of the Kansas State Bank for the five new car dealerships to hold an exhibition of new cars on 4th Street between Main and Hickory on April 27, 28 and 29, 1984. Mayor Lister stated that inasmuch as both of these requests are for the display and sale of merchandise on city property, both within the same timeframe, possibly they should be considered together. Commissioner Bemmels went on record as agreeing with Mayor Lister that

inasmuch as both of these events were to take place in the same few days and involved special merchandising events on city property in the Central Business District that they should be considered at the same time. Mayor Lister stated that the request of Mudrick's of Litwins was for Litwins, Penneys and Woolworths to hold a sidewalk sale in the Central Business District on April 28, and also requested that other merchants be allowed to enter into the sale as they might desire. The request of the Kansas State Bank asking permission to use 4th Street between Main and Hickory on April 27, 28 and 29, might have one adverse affect in that the blocking of 4th Street on April 29, could interfere with the parking for the First Baptist Church during their Sunday morning services. Mayor Lister then called on the city manager as he had some additional information regarding this subject. The city manager stated that he had talked with Mr. Bob Nauman, who had talked with Jim McCrossen, pastor of the First Baptist Church, and Mr. Nauman indicated that Jim McCrossen felt that the Baptist Church could make other arrangements for parking on that particular Sunday.

Commissioner Bemmels made a motion that Penneys, Woolworths, Litwins and any other merchants which might wish to join in be allowed to have a sidewalk sale in the Central Business District on April 28, 1984, and that the new car dealerships be allowed to display their new cars on 4th Street between Main and Hickory on April 27, 28 and 29, 1984. The motion was seconded by Commissioner McCrea. Commissioner McCrea then posed the question concerning who would be responsible for the clean-up of the area after the new car display was removed. It was the consensus of the City Commission that the sponsoring agency, the Kansas Stater Bank, would be responsible for the clean-up and that would be so indicated in the communication to the Kansas State Bank. Upon call for the question, all present voted in favor of the motion.

Agreement for Engineering Services on Wilson Street

Commissioner Thompson made a motion that the city enter into an agreement with Cook, Flatt & Strobel engineers, for design, plans and specifications in conjunction with improvements to East Wilson Street from Main Street east to Davis Street inclusive of preliminary design concepts and design phase. The motion was seconded by Commissioner McCrea. It was discussed that even though the agreement before the City Commission is inclusive of all design, field check and final submission of plans, the City Commission at this time is only authorizing twenty percent of the total agreement consisting of the preliminary design concepts and the design phase. The reason for authorization of just this portion of the agreement is that it is necessary to have this first twenty percent completed and submitted to the Kansas Department of Transportation so the city can be placed on a list for funding of the project. After this phase is completed and if the city is notified that funding is available, at that time the city will consider authorizing the completion of the design of the project. The city at any time, however, may authorize additional steps taken in the design if it is deemed that it would enhance the city's position for available funding. It was further explained that at the proper time in the design sequence, public hearings will be called to discuss the project with the residents of Wilson Street. Upon call for the question, all present voted in favor of the motion.

Agreement Authorizing Engineering for Proposed Improvement of Main Street from Seventh Street to Fifteenth Street

Commissioner Bemmels made a motion that the city enter into an agreement with Cook, Flatt & Strobel engineers for design, plans and specifications in conjunction with the improvement of South Main Street from Seventh to Fifteenth Street in accordance with the written agreement authorizing preliminary design concepts and design phase. The motion was seconded by Commissioner McCrea. Mayor Lister commented that the city may stop with the completion of the preliminary design concepts and the design phase, or may proceed further with the design of the street if it is deemed appropriate at a later date. At the appropriate time, public hearings will be called to discuss the improvements with the property owners along Main Street and as with the Wilson Street project, this is only the preliminary design of the

street, and it will be possibly several years before the project becomes a reality. It was also stated tht the engineering for both Wilson Street and Main Street will be paid for from the one-half cent sales tax, which has been earmarked for street improvements in the city. Upon call for the question, all present voted in favor of the motion.

Comments on Ice Storm

Mayor Lister stated that the city had just been through an ice storm which had downed many power lines and trees throughout the city. Even though the City of Ottawa was not hit as hard as some other areas, we had suffered considerable damage. Mayor Lister then called on the city manager to comment on the situation.

The city manager stated that at this point he would like to commend the Department of Public Safety, the Department of Public Works, the Electric and Water Crews, and the personnel at City Hall for working together as a team in attempting to restore the power outages throughout the city. He said that he had held a conversation with the Director of Utilities this morning, and it is hoped that all power will be restored by this evening. The city manager also stated that he would like to thank the City of Chanute and the City of Pomona, both of whom sent crews to the City of Ottawa to assist in restoring power and removing trees and limbs throughout the area. The city manager requested that all persons presently without power call City Hall (242-2190) and report to Karen that they do not have power. It would be better to do this than to assume or take for granted that power will be restored. The present priority is restoring power to those customers that are without power. Those locations that have power but have limbs leaning against service lines or service lines on the ground will hopefully be corrected later this week. The city manager then stated that he would like to thank all the citizens for being patient and understanding during this crisis.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - April 4, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held March 21, 1984, were approved as written.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, April 3, 1984 at 7:00 p.m. in City Hall. Present: Chairman Thornburg and members Wellington, Underwood, Searls, Koch, Jackson, and Spears. Absent: none.

The Planning Commission approved the minutes of the last meeting held on March 6, 1984.

The Planning Commission held a public hearing to consider amending paragraphs 2 and 3 of Article 5, section 2b of the Subdivision Regulations to change lot size requirements from "one-half (1/2) acre" to "eighty thousand (80,000) square feet." After discussion, the public hearing was continued to the next meeting.

The Planning Commission discussed initiating an amendment to the zoning ordinance in order to allow billboards in certain commercial zoning districts. After discussion, the Planning Commission took no action on this matter.

The Planning Commission called a public hearing to amend the zoning ordinance sections pertaining to yard setback requirements in Residential zoning districts in order to remove conflicts within the ordinance and to reconsider whether small lots should be able to be reused if a structure is destroyed on that lot.

The Planning Commission called a public hearing to amend the zoning ordinance regulating signs for churches in residential districts, in order to allow larger identification signs.

There being no further business before the Planning Commission, the meeting was adjourned.

At the conclusion of the report of the Planning Commission meeting, Commissioner McCrea asked if there were any persons in attendance at the Planning Commission meeting concerning the proposed change in the Subdivision Regulations to change certain lot sizes from one-half acre to 80,000 square feet. Kristy Cannon indicated that there was no one present at the Planning Commission meeting expressing a concern for this proposed change.

Commissioner Bemmels made a motion that the report of the Planning Commission meeting be approved and entered into the official record of the city. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

Approval of Investment Schedule

Commissioner McCrea made a motion that the investment schedule existing at March 31, 1984, indicating a total of \$5,335,000 invested at an average interest rate of 9.86 percent be approved. The motion was seconded by Commissioner Bemmels. It was noted that the city's monies are invested from a low of 9.25 percent to a high of 10.311 percent. Upon call for the question, all present voted in favor of the motion.

Agreement for a Water and Electric Rate Study

Mayor Lister stated that the City Commission was ready to consider an agreement for a water and electric rate study with A. C. Kirkwood & Associates which had been deferred from the last regular meeting; however, before discussion took place, she asked the city manager to review a fact sheet concerning the proposed study which he had prepared at the request of the City Commission. The city manager's report is as follows:

The following compilation of facts may aid you in your consideration of the endorsement of the contract with B. J. Kirkwood for the provision of electric and water rate studies.

1. The proposed amount of the study (\$33,500) represents .4 of one percent of the combined electric and water budget for 1984.
2. The city staff surveyed the cities of Wellington, Winfield, Russell, Osawatomie, Chanute, Garden City and Kansas City, Kansas Board of Public Utilities, and found that each of these cities has used outside consultants to aid them in developing rate studies for their respective water and electric utilities.
3. The city has had to rely on outside consultants in the past to provide expertise in functional areas not available by utilizing city staff. It would be financially prohibitive to have the necessary staff of civil, mechanical, and electrical engineers in order to deal with the variety of projects in which we are involved. Therefore, it is cost effective to contract out for these services.
4. A rate study is an in-depth analysis of the cost of providing a service (e.g. water and electricity) to classes of customers based on an equitable and logical allocation of costs. It is not an effort to determine the amount of revenues needed to bring the respective electric and water funds into a surplus position. It is important that we undertake rate studies periodically to plan for future operation of our utilities as well as analyzing the cost of service to our customers.
5. The city staff contacted B. J. Kirkwood at the request of the City Commission earlier this year, and was able to reduce the cost of this study from a projected figure of \$50,000 to the \$33,500 you are now considering. The 1984 electric budget projects revenues of \$816,900 from industrial users within the city compared with a projected \$1,992,500 from residential customers in the city. The electric rate study will analyze the rates which allocate costs to classes of customers and will provide you with choices when you act on an eventual rate design. The 1984 water fund budget projects revenues of \$336,000 from commercial customers and \$490,000 from residential customers. Likewise, you will have an opportunity to decide on allocation of cost to these customers.
6. The city's water fund is in need of a revenue increase inasmuch as the present rates approved in 1978 haven't kept pace with the inflationary impact on labor, equipment and chemicals. The present rate structure was adopted in 1969 and has not been updated. Therefore, it would be prudent to analyze the water rate structure before you consider any rate increase.
7. This city has explored the possibility of using local expertise to undertake the electric and water rate studies,

and has concluded that there is no one person or firm presently located in Ottawa that has a track record of providing this service. I think the city's auditor, Schulte, Klein, Gaeddert & Agler, can be plugged into the process when we analyze debt service requirements and capital improvement planning requirements, but the analysis of cost of services will have to be performed by an outside engineering consulting firm.

In conclusion, we have investigated all possibilities for providing a quality, first rate water and electric rate study and have concluded that the proposed contract with B. J. Kirkwood would provide this to you.

At the conclusion of the city manager's report, Commissioner McCrea made a motion that the City Commission approve an agreement with A. C. Kirkwood & Associates for a study of the water and electric rates at a total cost of \$33,500. The motion was seconded by Commissioner Bemmels.

Commissioner Heathman stated that he thought the city was trying to move too fast in the area of the rate study, and he would still like to see the city keep the money for the rate study in town; that there surely could be someone in the City of Ottawa who could do the rate study for us--possibly someone from the college.

Mayor Lister stated that as much as she would like to see someone within the community do the rate study, she was not sure whether there was anyone from the university with the expertise to do the study. Because A. C. Kirkwood & Associates had done prior studies for the city, are familiar with the operation of the city's utilities, and have great expertise in carrying through such a study, she was of the opinion that the city should enter into the proposed agreement with A. C. Kirkwood & Associates. As had been noted, to satisfactorily complete the proposed rate study, skills in both engineering and economics would be required.

Commissioner Bemmels stated that he was the only professor at Ottawa University with any kind of engineering background, and he certainly would not feel comfortable undertaking such a study for the city.

Commissioner McCrea agreed that he would like to see someone in Ottawa do the study for us, but there seems to be no one in the city who has the necessary expertise. Inasmuch as the city has consulted with A. C. Kirkwood & Associates for a number of years and has been satisfied with their service, he would like to stay with that firm.

Commissioner Thompson said that he would feel inadequate when trying to determine rates for the city without appropriate facts to consider, and he thought the Governing Body as a group was obligated to obtain all the pertinent facts prior to making any decision on rates for water and electric utilities.

The question was called and all present voted in favor of the motion except Commissioner Heathman who voted opposing the motion.

Status of City Projects

Mayor Lister reviewed the status of current city projects as follows:

The following is a list of current city projects and their status.

1. Central Business District Improvements - Remaining work to be done includes landscaping, completion of sidewalks and curb and gutter in conjunction with side street benefit district plans. Construction is expected to resume this month.
2. Airport Improvements - Notice has been issued to Bucher, Willis and Ratliff to proceed with design for runway lighting improvements. Final

plans for these improvements will be completed by mid April and a bid letting is expected in late spring. Construction of the runway and parallel taxiway improvements is expected to resume as weather permits.

3. Cypress and Olive Street Storm Drainage Improvements - Final plans were recieved from Cook, Flatt & Strobel on March 12, 1984. City Staff is currently reviewing the plans.
4. 1984 Street Rehabilitation Program - A preconstruction conference was held on Thursday, March 29. A notice to proceed on April 2, 1984 has been issued to the contractor, LRM Industries of Lawrence, Kansas.
5. EPA Project--Collector System Improvements - Construction of collector system improvements began during the week of March 12, to date work has been concentrated on North Mulberry.
6. EPA Project--Wastewater Treatment Plant - The contractor expects to move equipment to the construction site this week. Construction will commence this month.
7. Skunk Run Storm Drainage Improvement Phase IV - Construction has been delayed due to weather. The contractor plans to resume construction as soon as weather permits.
8. Skunk Run Storm Drainage Improvement Phase V - Design work is nearly complete. City Staff has met with the engineers to review plans. A Public hearing is being planned to discuss routing Ownership list for easement acquisition has been prepared.
9. Southwest Main Extension No. 3, Part 4 - Construction is approximately 90% completed.
10. F.E.M.A. Flood Insurance Study - The final flood plain study has been completed and the appeal period has expired. The City's planning consultant is reviewing the plan in order to make recommendations regarding the incorporation of this study into city regulations.
11. Marias des Cygnes River Bridge - On February 21 the City recieved preliminary plans for this improvement. A field check was held on February 22 with KDOT officials. City staff will meet on April 4 with county and KDOT officials regarding this project. A Fall bid letting is still anticipated.
12. 15th & Main Federal Hazard Elimination Safety Program Improvements - Final plans in to KDOT for final approval. On March 7, the City Commission passed a resolution certifying that all necessary easements have been obtained and that certification has been forwarded to KDOT. A May bid letting is scheduled.
13. G. E. STAG overhaul - Hughes Machinery Company, accompanied by the Riley Stoker welders, are approximately three weeks ahead of schedule, and the repair is 85% complete. All work is expected to be finished by approximately April 20, 1984.
14. KCP&L Substation Improvement - We have been advised by KCP&L that substation improvements are underway to bring transformers into a parallel position, which will increase the amount of power available for transfer into the city's electric system.
15. 7th Street Project - The city has accepted the project pending completion of seeding, grading, pavement marking and signing of this improvement.
16. 23rd Street Project - The City has received contributions toward this improvment from all but one of the adjacent property owners. Construction work will begin in the spring. City and County staff members have met to made preliminary construction amendments.

17. Taking of Bids on City Property and Liability Insurance - The city advertised for insurance bids in mid February. The city will award insurance contracts to the successful bidder or bidders on April 13.
18. Remote operation of Generating Units at the Power Plant - Information is being gathered by the engineer in order to prepare plans. This improvement will allow generating units in other buildings to be operated and monitored from the main control room.

Proclamation - Ottawa VITA Volunteer Week

Mr. Mark Hack of Lyndon, and Mr. Michael Shea of the Internal Revenue Service, were present in the City Commission chambers for the reading of a proclamation proclaiming the week of April 8, 1984, "Ottawa VITA Volunteer Week". It was explained that VITA volunteers assist the economically disadvantaged, elderly, non-English speaking, and the handicapped taxpayers in preparing income tax forms. Mr. Hack is coordinator for this area. Commissioner McCrea made a motion that the Mayor be authorized to proclaim the week of April 8, 1984, as "Ottawa VITA Volunteer Week". The motion was seconded by Commissioner McCrea and all present voted in favor of the motion.

Proclamation - Private Property Week

Mayor Lister read a proclamation proclaiming the week of April 8-14, 1984, as "Private Property Week". Commissioner Thompson made a motion that the Mayor be authorized to sign a proclamation proclaiming the week of April 8-14, 1984, as "Private Property Week". The motion was seconded by Commissioner McCrea and all present voted in favor of the motion, except Mayor Lister who abstained from voting.

Proclamation - Fair Housing Month

Mr. Richard Jackson presented and read a proclamation proclaiming the month of April 1984 as "Fair Housing Month". Mr. Jackson then outlined the activities scheduled for the month of April as a means of informing persons regarding their rights as citizens concerning housing matters. Other topics include the various financial methods that can be utilized to purchase a home and the minimum housing code. Commissioner Bemmels made a motion that Mayor Lister be authorized to sign a proclamation proclaiming the month of April as "Fair Housing Month". The motion was seconded by Commissioner McCrea and all present voted in favor of the motion.

In final business, Mayor Lister reminded the citizens of Ottawa that the inauguration of the new President of Ottawa University is to be held April 12, 1984.

Mr. Larry Powell, Executive Director of the Greater Ottawa Chamber of Commerce, read a letter from Mr. Steve Dailey, President of the Ottawa Chamber of Commerce, commending the city crews and staff for the removal of debris and the reconnection of electric service following the recent ice storm. Mayor Lister read a letter from Richard Schneider, General Manager of Our Own Hardware, commending the city it had handled the cleanup and electric outages after the recent ice storm.

Mayor Lister then announced that the county landfill would be open through Saturday to receive trees and brush at no charge as a result of the recent storm.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - April 16, 1984

The City Governing Body met in special session at 3:00 p.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None. The purpose of the meeting was to receive bids for the sale of Mears Park.

Mayor Lister opened the meeting and instructed the city clerk to read the bids which had been received for the purchase of Mears Park. The bids submitted are as follows:

Mr. Don Breshears submitted a bid for \$32,516. Mr. Jim Watkins submitted a bid for \$31,159. Mr. Roy C. Dunn submitted a bid in the amount of \$27,504.12. Mr. Harry E. Shaver and Mrs. Nancy N. Shaver submitted a bid of \$14,105. Mr. H. Ray Sims submitted a bid in the amount of \$47,100. Mr. Sims' bid was accompanied by an escrow check in the amount of \$7,065.00.

Commissioner McCrea made a motion that the bids be taken under advisement until April 25, 1984, at which time the award would be made at a special meeting scheduled for 9:35 a.m. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion. Commissioner McCrea made a motion that the good faith check in the amount of \$7,065.00 submitted by Mr. Sims be returned to Mr. Sims inasmuch as there was no requirement set forth in the invitation for bids for a good faith check to be submitted. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

The business for which the meeting had been called having been completed, the meeting was adjourned.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - April 18, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor Lister and Commissioners Bemmels, Heathman, McCrea and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held April 4, 1984, were corrected on Page 29 Item 17 to reflect that the city will award insurance contracts to the successful bidder or bidders on April 25, 1984. The balance of the minutes were approved as written.

Public Hearing - FY 1984 Community Development Block Grant Program

Mayor Lister stated that at this time the City Commission would hold a public hearing to consider possible projects that might be included in the city's application for FY 1984 Community Development Block Grant monies. Mayor Lister then called upon David Watkins, City Manager, to comment on the subject.

The city manager stated that FY 1984 is the first year the funds will be administered by the State of Kansas. Heretofore, the funds have been administered by the U. S. Department of Housing and Urban Development. The purpose of this public hearing is to discuss possible projects for which funding could be obtained through this grant program. The State of Kansas will have \$16.7 million available on a competitive basis for cities under 50,000 outside the metropolitan area. The state is hopeful that 20-40 percent of the monies might be used in the area of economic development which would create jobs within the State of Kansas, and that 50-70 percent of the monies might be used for community improvement. Some funds will be retained for discretionary projects that might arise during the fiscal year. In FY 1982 the City of Ottawa received \$725,000 to be used for Skunk Run storm drainage improvements, demolition of dangerous and abandoned structures and for housing rehabilitation (the housing portion of that grant being completed prior to this time. For FY 1983 the City of Ottawa received \$480,000 for the final phase of the Skunk Run storm drainage improvement.

Mayor Lister then asked if anyone present had a suggestion for a project to be considered at this time. Commissioner Heathman stated that a drainage area on the north side of town needs attention--starting in the vicinity of Logan and Hickory Street and running northeast for about three or four blocks.

Mrs. Ernestine Fisher suggested that some of the city's unimproved streets might be paved with these grant funds. Basically, Mrs. Fisher was speaking of Eighth Street, Ninth Street and Pine, which lie west of Ash Street and south of Tenth Street. The city manager stated that the city is considering some major storm drainage improvements in the vicinity of the area Mrs. Fisher mentioned. Possibly the storm drainage improvements and the street improvements could be tied together, in order to qualify for consideration as a single project. The city manager explained this would be necessary because under state guidelines a city can apply for only one community improvement project at a time.

Mayor Lister stated that the city is also considering further rehabilitation of houses. Since 1977 the city has rehabilitated 103 houses and has demolished 65 abandoned structures.

Commissioner McCrea suggested that anyone having ideas for projects to be considered for FY 1984 funds, who is not present today to make such comments, should contact the city manager's office. The city commissioners acknowledged Mr. McCrea's statement.

Commissioner McCrea made a motion that the hearing be closed. The motion was seconded by Commissioner Bemmels and upon call for the question, all present voted in favor of the motion.

Request to Use Forest Park for Easter Egg Hunt

Mr. Gary Bateman, Operations Manager of Radio Station KOFO, appeared before the City Commission asking permission to use a portion of Forest Park on April 21, 1984, for their annual Easter egg hunt. Mr. Bateman further requested that should inclement weather force cancellation on April 21, that they have the option of using the next earliest good weather Saturday for the hunt. The area requested to be used is in the western portion of Forest Park. Commissioner Thompson made a motion that the request be granted for the Easter egg hunt on April 21, and that the next good Saturday be used if weather forces cancellation on the appointed date. The motion was seconded by Commissioner McCrea. Upon call for the question, all present voted in favor of the motion.

Request of Town and Country Supply

Mr. John Steinman of Town and Country Supply submitted written request that Town and Country Supply be permitted to use four parking spaces on the northwest corner of the parking lot south of Town and Country Supply's building, on Saturday, April 21, 1984, for an agricultural demonstration. The request also asked permission to use the sidewalk in front of the building from the store entrance to the south edge of the building on Thursday, May 10, 1984, for a power tool display. Commissioner Bemmels made a motion that the request of Town and Country Supply be granted. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Acceptance of Bid for Sale of Mears Park

Commissioner Thompson made a motion that the city accept the bid of Mr. H. Ray Sims of Olathe for the purchase of Mears Park from the city in the amount of \$47,100. The motion was seconded by Commissioner McCrea. The city commission indicated that they would like to have the sale completed by May 1, 1984, if possible to do so. Upon call for the question, all present voted in favor of the motion.

Proclamation - National Consumer Credit Education Week

Mrs. Norma Corby, Manager of the local Credit Bureau, presented a proclamation to the City Commission proclaiming the week of April 23-29, 1984, as National Consumer Credit Education Week, and requested the mayor sign same. Commissioner Bemmels made a motion that the mayor be authorized to sign such a proclamation. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Proclamation - Youth Temperance Education Week

A proclamation was read proclaiming the week of April 22-30, 1984, as Youth Temperance Education Week. Commissioner McCrea made a motion that the mayor be authorized to sign such a proclamation. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Mayor Lister stated that the City Commission had been approached to become involved in the community Pride program for the State of Kansas, and various citizens and groups within the community might want to become involved in the Pride program. There will be more information forthcoming in the future.

Mayor Lister then stated that she was very pleased to have three former mayors in the audience today--former mayors Marstall, Park and Larson.

Reorganization of the City Commission

Mayor Lister stated that it was now time for the City Commission to elect a new mayor for the ensuing year and called for nominations. Commissioner Bemmels made a motion that Commissioner McCrea be elected mayor for the next year. The motion was seconded by Commissioner Thompson. Upon call for the

question, all present voted in favor of the motion except Commissioner McCrea, who abstained from voting. Mayor McCrea then presented Commissioner Lister with a plaque commemorating her year of service to the City of Ottawa as its mayor. Mayor McCrea then called for nominations for mayor pro tem. Commissioner Thompson made a motion that Commissioner Bemmels be elected mayor pro tem for the next year. The motion was seconded by Commissioner Heathman. There being no further nominations, upon call for the question, all present voted in favor of the motion, except Commissioner Bemmels, who abstained from voting.

Request for Parking Stalls and No Parking Signs

Mr. Bill Ewing appeared before the City Commission stating that last fall when the new parking lines were painted on the new pavement in the downtown area, the west side of the 100 block of north Main did not have the parking stalls painted and they have not yet been painted. Mr. Ewing stated that it was confusing because parallel parking was previously allowed in that area and now it is to be angle parking; thus no one knows exactly how they are supposed to park. Mr. Ewing further stated that parking in this area is supposed to be limited to two hours, but he had been informed that this limitation could not be enforced unless signs were installed. To date signs have not been installed. Mayor McCrea stated that the two hour parking signs which had been on order have now been received and will be installed soon. The city manager stated that one of the reasons the parking lines had not been painted yet was because with the change from parallel to angle parking, the engineer must outline the parking spaces prior to painting. Mr. Watkins stated that the weather improvement should allow this to be accomplished shortly so the lines can be painted.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas -April 25, 1984

The City Governing Body met in special session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Mayor McCrea opened the meeting by stating that this meeting was specifically called to award a bid for the purpose of purchasing insurance for the city for 1984, but that there were some other items that the City Commission would consider following the insurance award. Mayor McCrea then called upon Mr. Dick Callahan, Marsh & McLennan, the city's insurance consultant, to give his evaluation of the bids received for the city's insurance package.

Mr. Callahan opened his remarks by stating that he had looked through the bids for insurance for the city, not only for the price considerations, but for adequate coverage and claims considerations as well. Mr. Callahan stated that May and Associates, through W. Steven Ricketts, submitted their proposal on behalf of the Kansas Municipal Utilities' program which is written by the Employers Mutual Insurance Company, with a premium in the amount of \$136,785. Their program has a number of plus features, but the premiums were not in line with other bids received.

The Shaw Insurance Agency, through Jess R. Gilmore, submitted their proposal on behalf of the Kansas League of Municipalities' program which is written by Preferred Risk Companies, with a premium of \$146,594. Their program also had a number of plus features, but it was also priced too high.

The firm of Porter, Spears & Bundy had presented a program using Home Insurance Company for all coverages except electronic data processing, and they are using Firemens Fund for that coverage. In addition, a DIC wrap around through Chicago Insurance Company was suggested, which has an all inclusive form that can include public official and police liability protection. Because of the timing of the bid submittal, the DIC wrap around for public official and police professional liability could not be considered at this time. The basic bid submitted by this agency was \$96,384.

Mr. Callahan and his firm recommended that the city purchase insurance protection from Porter, Spears & Bundy. He also stated that city might wish to consider the DIC wrap around option at a later date when the current public official and policy liability policies expire. The city would want to purchase "tail end" coverage from the present carrier of these policies for a period of three years or five years, in order to protect the city from claims filed based on happenings prior to cancellation or expiration.

Commissioner Thompson made a motion that the city place its insurance coverage with Porter, Spears & Bundy at a bid price of \$96,384. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Request of the Ottawa Recreation Commission

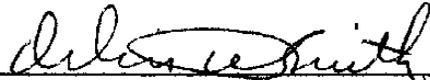
Mr. Don Williams, Director of Ottawa Recreation Commission, appeared before the City Commission requesting permission for the Recreation Commission to lease the concession facilities at Orlis Cox Field and at Forest Park to a private individual for operation during the 1984 season. Mr. Williams stated that William L. Jung had proposed to lease and operate the concession facilities for this year, stating that he would pay the Recreation Commission fifteen percent of gross receipts up to and including \$30,000, and anything over \$30,000 Mr. Jung would pay the Recreation Commission seven and one-half percent. Mr. Williams stated that inasmuch as the entire concession facility operation grossed only \$24,000 last year, the Recreation Commission would like to try this approach to operating said concessions and hopefully yield a greater profit. Mr. Williams stated that the contract for the lease will include an escape clause and Mr. Jung is to pay insurance and

utilities on the operation. The Governing Body specified that if such an arrangement were approved by it, they would want a copy of the sub-lease agreement. Commissioner Lister made a motion that the request of the Ottawa Recreation Commission to lease the concession facilities at Orli's Cox Field and Forest Park be approved. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Request of the Kansas State Bank

Mr. Bob Nauman, representing the Kansas State Bank, appeared before the City Commission and requested that in conjunction with the area car dealer's show on Saturday, May 28, 1984, the Lions Club be permitted to place a hot dog/hamburger stand at Fourth and Main. Mr. Nauman stated that after surveying the area, the best location for the stand seemed to be on the east side of Main Street in the 300 block, the last four parking stalls closest to Fourth Street. Mr. Nauman stated that he had contacted the merchants in the immediate vicinity and had received no negative comments from anyone. The hours for operation of the stand were specified at 8:30 a.m. to 7:00 p.m. that evening. It was agreed that the Kansas State Bank would be responsible for the policing and cleanup of the area when the event was completed. Commissioner Lister made a motion that the Lions Club be permitted to install a hot dog/hamburger stand in the location specified. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion. Mayor McCrea then questioned whether city employees had been contacted to install the necessary barricades around the stand and car show area. It was indicated that Mr. Nauman had made appropriate contact with the Departments of Public Works and Public Safety for barricades and security of the area.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - May 2, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the special meeting held April 16, 1984, were approved as written. The minutes of the last regular meeting held April 18, 1984, were amended to reflect the following on Page 31 under the heading "Public Hearing FY 1984 Community Development Block Grant Program", Paragraph 4, should state in the second sentence: Basically, Mrs. Fisher was speaking of Eighth Street, Ninth Street and Pine Street which lie west of Ash Street and south of Seventh Street. The balance of the minutes were approved as written. The minutes of the special meeting held April 25, 1984, were approved as written.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, May 1, 1984, at 7:00 p.m. in City Hall. Present: Chairman Thornburg and Members Wellington, Underwood, Searls, Koch, Jackson and Spears. Absent: None.

The minutes of the last meeting held on April 3, 1984, were approved as written.

The Planning Commission continued a public hearing to consider amending sections in regulations dealing with lot size where public water or public sewer is not present. By 7-0 vote, the Planning Commission recommended that lots size requirements outlined in Paragraphs 2 and 3 of Article V, Section 2(b) of the Subdivision Regulations be changed from one-half acre to 80,000 square feet.

The Planning Commission held a public hearing to consider amending the Zoning Ordinance to remove conflicting sections governing the reduction of setbacks on corner lots to allow such lots to be rebuildable. After discussion, the public hearing was continued to the next meeting.

The Planning Commission held a public hearing to consider amending the Zoning Ordinance to allow larger identification signs in residential districts for churches. Russell Crites was in attendance to urge the Planning Commission's approval of this change. After discussion the hearing was continued to the next meeting.

The Planning Commission voted 7-0 to amend the Comprehensive Plan of the City of Ottawa by adding the Southwest Neighborhood Land Use Plan.

The Planning Commission called a public hearing to update the city's five year Capital Improvements Program. They directed staff to actively publicize this public hearing in order to promote city-wide participation in this process.

The Planning Commission decided by a 7-0 vote to initiate a neighborhood land use study of north Ottawa with an emphasis on the K-68 corridor, and directed the city's planning consultant to begin work on this study.

The Planning Commission also called a public hearing to gather input from the community regarding the preparation of a development policy manual. They directed staff to actively publicize this hearing, particularly with agencies and individuals that have a direct interest in the city's development policies.

Finally, the Planning Commissioners recognized and thanked retiring Planning Commissioner Dottie Wellington for her six years of service to the City of Ottawa as a member of the Planning Commission.

There being no further business, the meeting was adjourned.

Following the report of the Planning Commission meeting, it was announced that the public hearing to update the city's five year Capital Improvement Program will be held June 5, 1984, at 7:00 p.m. in the Commission chambers at City Hall.

Review of City Investment Schedule for April 1984

The investment schedule for April 1984 indicates the city has a total of \$5,235,000 invested at an average interest rate of 10.05 percent. Commissioner Lister made a motion that the city investment schedule dated April 30, 1984, be approved. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Designation of the Official City Newspaper

Commissioner Thompson made a motion that the Ottawa Herald be designated as the official city newspaper for the 1984/85 year. The motion was seconded by Commissioner Heathman. It was discussed that the Ottawa Herald as a daily newspaper can more readily meet the needs for the city's legal publications as required by statute than a weekly publication, and therefore, it was thought advisable to appoint the Ottawa Herald as the official newspaper. Upon call for the question, all present voted in favor of the motion.

Appointments to Boards and Commissions of the City

Mayor McCrea announced that he would make the appointments for which he was prepared at this time. He stated the list is not complete because it had been not possible to reach all appointees prior to this morning's meeting in order to confirm acceptance by each. The appointments as named by Mayor McCrea are as follows:

Library Board - Kathy Jordan

Planning Commission - Richard Jackson and Joyce Hendrix

Recreation Commission - Bob Thompson

Auditorium Authority - Dennis Katzer and Kenneth Platt

Board of Zoning Appeals - Dottie Wellington

Board of Contractor Examiners - Russel Anderson, Earl Devore, Mike Newmaster

Franklin County/City Planning Commission - Jim Grogan

Band Committee - Loren Matthews, Walt Butler, Jim Chandler, Brent Wheeler,
and Clark Havenor

Mayor McCrea announced that the remaining appointments would be made public at the next commission meeting after contact has been made and acceptance verified.

Status of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - Landscaping in the Central Business District began during the week of April 23.
2. Airport Improvements - Bucher, Willis and Ratliff has completed the design for runway lighting improvements. Construction of the runway and parallel taxiway improvements is expected to resume as weather permits.
3. Cypress and Olive Street Storm Drainage Improvements - Final plans have been received City Staff is currently reviewing the plans.
4. 1984 Street Rehabilitation Program - A notice to proceed, effective April 2 was issued on March 29. LRM Industries will begin construction as weather permits.
5. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements is in progress; Excavation at the treatment plant site began in April, and some construction has begun.
6. Skunk Run Storm Drainage Improvement Phase IV - Construction has been delayed due to weather; however, in order to expedite construction, the contractor has moved work to the box culvert under the Middle School practice field. Construction will resume in City Park as weather condition permits.
7. Skunk Run Storm Drainage Improvement Phase V - Design work is nearly complete. City Staff has met with the engineers to review plans. A Public meeting is being planned to discuss routing arrangement for this phase.
9. Southwest Sewer Main Extension No. 3, Part 4 - Construction is approximately 90% completed.
10. Federal Emergency Management Agency Flood Insurance Study - The final flood plain study has been completed and the appeal period has expired. The City's planning consultant has requested F.E.M.A.'s confirmation that city's regulations comply with the findings of this study.
11. Marias des Cygnes River Bridge - City staff met on April 4 with county and KDOT officials regarding this project. The detour route recommended by KDOT engineers will be Eisenhower Road to I-35 Highway 50 & 59 intersection. A fall bid letting is anticipated.
12. 15th & Main Federal Hazard Elimination Safety Program Improvements - The engineer is awaiting final comments from the Kansas Department of Transportation. A may bid letting is still scheduled.
13. G. E. STAG overhaul - Hughes Machinery Company, accompanied by the Riley Stoker welders, is 95% complete. The system was tested during the week of April 16; all repairs were approved. Work is expected to be completed by the end of this week.
14. KCP&L Substation Improvement - We have been advised by KCP&L that substation improvements are underway to bring transformers into a parallel position, which will increase the amount of power available for transfer into the city's electric system.
15. 7th Street Project - The city has accepted the project pending completion of seeding, grading, pavement marking and signing of this

improvement.

16. 23rd Street Project - The City has received contributions toward this improvement from all but one of the adjacent property owners. City and county staff members have met to make preliminary plans. Construction work is expected to begin in June.
17. Taking of Bids on City Property and Liability Insurance - On April 25, the City Commission awarded the city's property and liability insurance contracts to Porter, Spears & Bundy of Ottawa.
18. Remote operation of Generating Units at the Power Plant - The engineer is currently preparing plans. This improvement will allow generating units in other buildings to be operated and monitored from the main control room.

Application for Cereal Malt Beverage License

The City Clerk submitted an application for cereal malt beverage license as submitted by Triple K Limited, doing business as Casey's General Store. The reason for the application for license at this time is that the local management of Casey's General Store has changed making the issuance of a new license necessary. The license would be issued at no charge. Casey's General Store is located at 1002 N. Main in Ottawa. The license is for package sales and not for consumption on the premises. The new manager is Tamara Sue Kummer. The city clerk reported that the application had been checked thoroughly by both the city attorney and the department of public safety, and the applicant had met all conditions for the issuance of license. Commissioner Bemmels made a motion that a cereal malt beverage license be issued to Triple K Limited, doing business as Casey's General Store, Tamara Sue Kummer, Manager, located at 1002 N. Main. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

It was noted by the City Commission that a new license had been issued to Casey's General Store on two prior occasions by reason of management change, and it was thought that possibly there should be a fee imposed for reissue of license for management changes. The mayor asked the city clerk if it would be possible to charge for such license reissues. The city clerk responded that to do so the city would need to exempt itself from the Kansas Statute governing the issue of license and then the city could write its own regulations in the form of a charter ordinance. Mayor McCrea indicated that the City Commission would look into the possibility of passing a charter ordinance on this subject in a future study session.

Proclamation - Kansas Extension Homemakers Week

A proclamation proclaiming the week of May 6-12, 1984, as Kansas Extension Homemakers Week was read. Commissioner Lister made a motion that the proclamation be approved. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Proclamation - Ransom Memorial Hospital Auxiliary

Mrs. Esther Bemmels, President of the Ransom Memorial Hospital Auxiliary, read a proclamation whereby the mayor proclaims the appreciation and sincere gratitude for the unselfish contributions to the community by the auxiliary members. A motion to approve the proclamation was made by Commissioner Lister, seconded by Commissioner Bemmels and all present voted in favor of the motion.

Proclamation - Be Kind To Animals Week

Mrs. Pat Anderson, a member of the Friends of the Humane Society, read a proclamation designating the week of May 6-12, 1984, as Be Kind to Animals Week. Commissioner Bemmels made a motion that the proclamation be approved. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Request of Mid America Council on Aging

Tonia L. Salvini, representing the Mid America Council on Aging, asked that the city reconsider the council's request for the 10 K run and fun walk. Ms. Salvini said that the 10 K run was being postponed until a later date or until an alternate route could be determined, but she asked that the City Commission allow the fun walk to be held in Forest Park on May 26, 1984. The present plans call for the fun walk to be held between 9:00 a.m. and 12:00 noon and to encompass three times around the road through the park. Ms. Salvini asked that the road into the park be barricaded during those hours on that date to avoid any possible accidents and that the commission allow the fun walk to be held. It was decided through conversation that there would be no traffic problems in this area. If the swimming pool is open, the road could be barricaded in such a way as to allow vehicular access to the pool area. Commissioner Thompson made a motion that the request of the Mid American Council on Aging be approved, allowing the fun walk in Forest Park on May 26, 1984, between the hours of 8:30 and 11:00 a.m. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

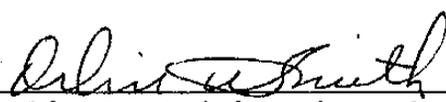
Comments on Recent Power Outage and Cost of Power

Mayor McCrea stated that following Monday's power outage during which the City Commission was in a study session, the commissioners had requested the city manager research figures concerning the cost of power as it might apply to the power outages we have recently experienced. Mayor McCrea then called on the city manager, David Watkins, to comment on the subject.

The city manager stated the power outage on Monday was a result of a fault on the transmission lines carrying power to the city. He further stated that the city had sold 69,828,085 kwh of electricity from April 1, 1983, through March 1984. The average fuel cost of power during this time period was 4.376 cents per kwh as compared to the city's fuel cost of .05 to .055 cents per kwh. If the city had generated all power during this period, the customers would have been charged an additional \$784,867. In direct relationship to the cost of power generated by the city, the cost of gas was about \$5.00 per mcf in April 1983 compared to \$3.88 per mcf in May 1984. The cost of gas is expected to greatly increase in the future, thus making purchased power more important to the city.

If the City of Ottawa were generating all power consumed in the city, the customers of the utility would probably not be experiencing the power outages now being suffered more frequently, but would as indicated above, have paid in the last year an additional amount in excess of three quarters of a million dollars. Most all municipal owned utilities in the State of Kansas are now purchasing power when it is economically advisable to do so, and generating only to smooth out the peaks in the summer. The City of Ottawa, like other municipal utilities, purchases power when it is cheaper to purchase than to generate, but we are subject to occasional power outages caused by the difficulties in the transmission lines delivering the power to the city.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - May 16, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held May 2, 1984, were approved as written.

Agreement with Kansas Department of Social and Rehabilitation Services

Commissioner Lister made a motion that the city enter into an agreement with the Kansas Department of Social and Rehabilitation Services for the use of persons receiving public assistance to perform work for the City of Ottawa. The motion was seconded by Commissioner Thompson. Commissioner Lister then stated that the city is involved in other such projects with various agencies, one project being the Kansas Green Thumb, whereby the city utilizes two persons 55 years of age or older for two and one-half days per week. Another project is the Community Work Experience Program whereby the city will receive three referrals per month of able bodied persons who are receiving cash assistance from the Social and Rehabilitation Services. The work assistance in this project and in the Kansas Green Thumb project are placed with the Department of Public Works for park and street maintenance. There is also a District Court program administered by Court Services whereby persons may perform work for the city at the rate of \$5.00 per hour in lieu of payment of fines levied by the District Court. Persons assigned to work for the city under the terms of the agreement being considered today would probably be assigned to the Department of Public Works. There being no further discuss the question was called and all present voted in favor of the motion.

Ordinance No. 2765-84 - Minimum Housing Code

Commissioner Thompson made a motion that an ordinance be passed adopting by reference the Uniform Housing Code, 1979 Edition, under the authority of K.S.A. 12-3010 and providing for deletions, amendments and corrections to said Uniform Housing Code, 1979 Edition. The motion was seconded by Commissioner Bemmels. The City Commission spoke in favor of the passage of the ordinance adopting the Minimum Housing Code, stating that many sections of the Minimum Housing Code had been amended to better fit the Ottawa's housing climate. The three individuals, Mike Newmaster, Rus Anderson and Earl Devore, who, as members of the Board of Contractor Examiners, were to be commended for the long hours spent researching the code and amending it to fit Ottawa's own unique situation. It was pointed out that the housing code being adopted is the 1979 edition, published by the International Conference of Building Officials, which is the same organization which publishes the Uniform Building Code. It was also pointed out by Commissioner Thompson that the code will basically be enforced upon written request of a building owner, written request of the legal occupant of a building, upon application for a permit for work on a building, or when the city inspector in pursuit of his normal duties finds immediate health or safety hazards.

In other comments, Mr. Richard Jackson appeared before the City Commission, stating that he represented three groups that were interested in housing, namely ECKAN, Franklin County Community Resource Board and the Fair Housing Task Force. Mr. Jackson stated that all three groups were greatly in favor of a minimum housing code, as there are many rental houses in the community which would be considered below a minimum standard. Further Mr. Jackson stated that not only would a minimum housing code be benefitting the renters of property, but he also felt that the minimum housing code would benefit the owners of the property. By properly maintaining the rental units, its

life span would be lengthened. Upon call for the question, all present voted in favor of the motion.

Planning Commission Resolution No. 6 - Subdivision Regulations

Commissioner Bemmels made a motion that the City Commission approve Planning Commission Resolution No. 6 amending Planning Commission Resolution No. 2 adopting Subdivision Regulations for the City of Ottawa, Kansas. The motion was seconded by Commissioner Thompson. In discussion, it was explained that the purpose for passage of this resolution is to bring the city's Subdivision Regulations into conformity with the zoning regulations in the townships surrounding the City of Ottawa. The city Subdivision Regulations presently require a lot no less than one acre in the area surrounding the City of Ottawa, and under the amendment the requirement would be for a lot of no less than 80,000 square feet, which is almost two acres. Commissioner Lister stated that she had discussed this proposed amendment with Larry Larson, Franklin County Engineer, who stated that the reason for the larger lot size is not just for percolation for septic systems but is to avoid having development of small one-acre tracts. Commissioner Heathman asked if the area affected by the Planning Commission resolution was all within three miles of the City of Ottawa. The city manager stated that the area affected does vary from one mile on the east and west of the city up to three miles on the south side of the city. Upon call for the question, all present voted in favor of the motion.

Supplement No. 1 to the Engineering Agreement for Airport Runway Improvements

Mayor McCrea called upon City Manager David Watkins to open the discussion concerning this supplement to the city's agreement with Bucher, Willis & Ratliff for provision of engineering services associated with runway improvements at the Ottawa Municipal Airport. The city manager explained that the city had received two grants for airport improvements, one dated December 9, 1981, and the second one dated May 18, 1983. When the city opened bids for the airport improvements, the total construction cost bid was under the combined grant total. However, when the engineers extended the figures for the bids received, it was discovered that the construction cost for the grant dated December 9, 1981, was in excess of the funds allocated and the construction cost for grant dated May 18, 1983, was well under the amount allocated in that grant. Supplement No. 1 to the grants which the City Commission is considering at this time and Supplement No. 2 to the grants, which the City Commission will next consider is redistributing the engineering costs within the two grants in order to fall within the amounts allocated in each grant.

Mayor McCrea, in summing up the the city manager's comments, stated that Supplements No. 1 and 2 to the FAA grant is merely a redistribution of engineering expenses in order to fall within the amounts allocated in each grant. Commissioner Thompson made a motion that Supplement No. 1 to agreement for services for improvements to the Ottawa Municipal Airport for ADAP Project No. 5-20-0066-01 be approved. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Supplement No. 2 to the Engineering Agreement for Airport Taxiway Improvements

Mayor McCrea stated that the purpose of this supplement was fully explained in the foregoing item and asked if there were any further comments. Commissioner Lister made a motion that Supplement No. 2 to the agreement for services for improvements to the Ottawa Municipal Airport for AIP Project No. 3-20-0066-01 be approved. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Appointments to Boards and Commissions of the City

Mayor McCrea made the following appointments to the boards and commissions of the City of Ottawa.

Board of Plumber Examiners, one year terms
Raymond Carey
Earl Sommer
Gary Dixon

Board of Electrical Examiners, two year terms
Gary Hogelin
W. B. Gibson
Gregg Colbern

The United Way of Franklin County, two year term
Charles Anderson

Appointment to the Kansas Municipal Energy Agency Board of Directors

Mayor McCrea announced that he would serve in the city's number one position to the Kansas Municipal Energy Agency Board of Directors. He said that he was a little uncomfortable in making such appointment, but it had been the policy of the City Commission that the mayor serve in position number one if available to do so.

Request of the Ottawa Jaycees

Mr. Dave Hutfles, President of the Ottawa Jaycees, requested permission of the City Commission to use Forest Park on July 4, 1984, for their annual Chautauqua Day celebration. Mr. Hutfles explained that there would be children's races, turtle races, and carnival type games to provide the festive atmosphere for a family outing on the 4th of July. It was further stated that the Ottawa Jaycees would provide insurance in the combined limits of liability of \$500,000 for the occasion. Mr. Hutfles thanked the City Commission for their consideration of the Jaycees' request. The mayor commended the Ottawa Jaycees for their annual Chautauqua Day celebrations. Mayor McCrea then asked the city manager if the \$500,000 liability limit was sufficient and if that is what had been provided in past years. The city manager suggested, however, that Mr. Hutfles stop by his office after the meeting and he would check with the city's insurance consultants on the required limits of liability. Commissioner Thompson made a motion that the request of the Ottawa Jaycees to use Forest Park on July 4, 1984, be granted. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Request of the Veterans of Foreign Wars

The Veterans of Foreign Wars, Ottawa Memorial Post No. 5901, requested that they be granted permission to use a small portion of Highland Cemetery at 10:00 a.m. May 28, 1984, to conduct a Memorial Day ceremony for their fallen comrades. The ceremony is to last for approximately forty-five minutes and there should be no disruption to the general public. Mr. Gary R. Ross, Post Adjutant, was present during the consideration. Commissioner Lister made a motion that the request of the Veterans of Foreign Wars be granted. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - May 31, 1984

The City Governing Body met in special session at 9:35 a.m. this date.
Present: Mayor McCrea and Commissioners Heathman, Lister and Thompson.
Absent: Commissioner Bemmels.

Resolution No. 384 - Authorizing Temporary Notes

Commissioner Lister made a motion that a resolution authorizing the issuance of \$900,000 in temporary notes for construction of a sewage treatment facility be passed. The motion was seconded by Commissioner Heathman. It was explained that the \$900,000 temporary financing is needed to pay the federal share of the project until such times as the reimbursement can be received from the Environmental Protection Agency. The First National Bank of Ottawa arranged the sale of the notes to the First National Bank in Wichita at an annual interest rate of 7.5 percent. The notes are to be matured upon completion of the project and the final funding has been received from the Environmental Protection Agency, but cannot run beyond December 31, 1985. The City Commission expressed pleasure at the interest rate the city had received for the notes. Upon call for the question, all present voted in favor of the motion.

Resolution No. 385 - Pipeline License Agreement with Missouri Pacific Railroad Company

Commissioner Thompson made a motion that a resolution authorizing the mayor to execute on behalf of the City of Ottawa a Pipeline License Agreement with the Missouri Pacific Railroad Company to allow for construction of a 15" sewer main across railroad property be passed. The motion was seconded by Commissioner Lister. The city manager commented that the purpose of the pipeline license agreement is to allow the city to run a sewer line under Missouri Pacific Railroad track in the vicinity of First and Cedar. Further, the city manager reported that the city attorney had recommended that the city secure liability insurance to cover the railroad during this operation. The city has contacted its insurance carrier and additional insurance has been obtained for this project. The city is requesting that the EPA reimburse the city for 75 percent of the premium cost. There being no further discussion, the question was called, and all present voted in favor of the motion.

The business for which this special meeting was called having been completed, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - June 6, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Heathman, Lister and Thompson. Absent: Commissioner Bemmels.

Approval of Minutes

The minutes of the last regular meeting held May 16, 1984, and a special meeting held May 31, 1984, were approved as written.

Award Retirement Plaque to James A. Richardson

Mayor McCrea presented a plaque to Mr. James A. Richardson commemorating his retirement from the Department of Public Safety. Mr. Richardson first became a patrolman with the city in 1958 and after a year left to work for both the Miami County and Franklin County Sheriffs' departments. Mr. Richardson returned to the City of Ottawa Department of Public Safety in October 1974, was promoted to Sgt. in 1975 and retired from that position on June 1, 1984.

Public Hearing - Review of City's Application for Community Development Block Grant Funds

Mayor McCrea opened the public hearing by stating the purpose of the public hearing was to review the city's application for FY1984 Community Development Block Grant (CDBG) Funds and to authorize submission of the application. Mayor McCrea then called on the city manager to comment on the city's options.

The city manager stated that the city was in the process of preparing the application for CDBG funds in the areas of storm drainage and paving improvements for Olive and Cypress Streets between 8th and 10th Street. The CDBG program is being administered by the Kansas Department of Economic Development (KDED) for the first time for FY1984. The maximum for which a city can apply is \$500,000, and the new guidelines set forth by KDED are that the city should match dollar for dollar the expenditure of the grant funds. There are three funding arrangements which the city might pursue for the Cypress/Olive drainage/street pavement project. The first is that drainage only would be accomplished and the total project cost would be \$102,016, with the city providing \$45,525 in design, inspection and some city construction by a GO bond issue in the amount of \$35,000, leaving a total amount in CDBG funds at \$56,491. The second method of financing which would include storm drainage and street improvements (the street improvements really being a necessity to make the storm drainage project complete). Under this method of financing with the city issuing GO bonds in the amount of \$35,000 and in-kind services, the total city cost would be \$62,400 and CDBG funds in the amount of \$84,991, for a total project cost of \$147,391. The third financing structure would be with the city issuing GO bonds in the amount of \$45,000 coupled with in-kind services for a total of \$72,400 and a CDBG request of \$74,991, making a total project cost of \$147,391. This method of improving both the storm drainage system and the streets would come closest to a dollar-for-dollar match for the entire project.

Mr. Heathman asked if the city would need to issue debt or if the city's cost could be covered by sales tax monies. It was discussed that for the time being, the city does need to make a commitment of funds to cover its portion of the cost, but by the time construction might be undertaken, which would be in 1985, if the city wished to cover its cost by sales tax monies, there probably would be no problem voiced by KDED. The city could make the decision on that early in 1985 and for the present time commit a GO bond issue in the amount of \$45,000.

Commissioner Lister made a motion that the city pursue the third alternative to financing the project, with the city committing \$72,400 encompassing both in-kind services and a cash outlay of \$45,000, requesting CDBG funds in the amount of \$74,991. She further moved that the city manager be authorized to submit an application for the CDBG funds for this project in the amount of \$74,991. This would entail the construction of the storm drainage improvement and the improvement of Cypress and Olive Streets between 8th and 10th Streets and 8th and 9th Streets between Cypress and Olive Streets. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

The City Commission then gave consideration to applying for CDBG funds for housing rehabilitation and demolition of dangerous and abandoned structures in the amount of \$95,000. The city manager explained that of the \$95,000, \$50,000 would be for outright grants to bring substandard housing up to a standard condition. \$30,000 would be used for leveraged loans to assist people in rehabilitating their houses and \$15,000 would be for demolition and abandoned structures. It was discussed that in the area of grants for housing rehabilitation, a ceiling of \$5,000 might be placed on single grants. If the cost to rehabilitate a house to a standard condition would be greater than \$5,000, it would be the responsibility of the owner to secure additional funding for that purpose. The grant would not be made unless funding could be arranged to complete the rehabilitation. In the area of leveraged loans, it is proposed that the city would loan up to \$2,000 to owners of substandard houses for rehabilitation. The loan would be repaid to the city at such time as the house might be sold. Financing by the owners would be accomplished through the five Ottawa lending institutions, which have all expressed interest in making loans for the additional amounts required to be secured by a second mortgage on the property rehabilitated. In the area of demolition of unsafe structures, the money would be used to hire contractors to demolish those structures which are abandoned and unsafe. The city manager stated that the administration of the projects could be accomplished through his office and through the office of the city inspector, without funding for additional help.

Commissioner Thompson made a motion that the city manager be authorized to make application for CDBG funds in the amount of \$95,000 for housing rehabilitation grants and loans and demolition of dangerous structures. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

Report of the Planning Commission Meeting

A report of the meeting of the Planning Commission was read as follows:

The City Planning Commission met in regular session on Tuesday, June 5, 1984, at 7:00 p.m. in City Hall. Present: Chairman Thornburg and Members Hendrix, Underwood, Searls, Koch, Jackson and Spears. Absent: None.

The minutes of the last meeting held May 2, 1984, were approved as written.

The Planning Commission held a public hearing to consider rezoning a tract of land generally located at 606 N. Locust and 305 Forest from R-1 (Single Family Residential) to I-2 (Heavy Industrial). After hearing comments both in favor of and against this request, the public hearing was continued to the next meeting.

The Planning Commission continued a public hearing to consider allowing larger identification signs in residential districts for public and semi-public uses. By a 7-0 vote, the Planning Commission passed a recommendation to amend Article XXII of the

Zoning Ordinance to allow the size of signs for public and semi-public uses to be increased in proportion to lot size.

The Planning Commission continued a public hearing to amend the Zoning Ordinance sections pertaining to yard setback requirements in residential districts in order to remove conflicts within the ordinance. After discussion, the Planning Commission voted 7-0 to recommend the passage of this amendment.

The Planning Commission held a public hearing to review the Six-Year Capital Improvements Program. After hearing comments from the audience, the hearing was continued to the next meeting.

The Planning Commission held a discussion of the city's development policies in the proposed Improvement Policy Manual. After hearing comments and suggestions from the audience, the Planning Commission decided to continue this discussion at its next meeting.

The Planning Commission reorganized in the following manner: Chairman - Fred Searls; Vice-Chairman - Bruce Spears; Secretary-Treasurer - Kristy Cannon.

Because its next regular meeting would fall on the day before the 4th of July, the Planning Commission decided by a 7-0 vote to reschedule the July meeting to July 10. However, the study session will remain scheduled for June 28.

There being no further business, the meeting was adjourned.

At the conclusion of the reading of the report, Mayor McCrea directed that the report be entered into the official record of the city.

Review of Investment Schedule

The City Governing Body proceeded to review the investment schedule for May 1984, noting that as of May 31, 1984, the city had a total of \$5,235,000 invested at an average interest rate of 10.52 percent. The highest interest rate was 10.88 percent and the lowest interest rate was 9.25 percent. Commissioner Lister made a motion that the city investment schedule as of May 31, 1984, be approved. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Review of an Ordinance Authorizing the City to Encumber a Portion of Insurance Proceeds for Fire Damaged Buildings Under Certain Conditions

The City Governing Body proceeded to review an ordinance that would encumber \$5,000 or ten percent of the insurance proceeds received, whichever is less, from a building which has been damaged by fire or explosion by more than 75 percent of the face value of the insurance policy. It was discussed that the purpose of the ordinance is to ensure that fire and explosion damaged buildings are either removed or repaired and not left standing in a damaged condition. It is hoped that by encumbering a portion of the insurance proceeds, the owner of the building would be prompted to either demolish or repair the building and not leave it standing. The content of the ordinance was made possible by a state law enacted in 1983 and to date several cities in Kansas have passed similar ordinances. By passage of the ordinance, it is hoped that our various neighborhoods within the city can be kept clear of damaged buildings and that the taxpayers would not be responsible for removal of such buildings. It was the consensus of the City Commission that the ordinance be discussed only at this meeting and then hold an informal hearing at 3:00 p.m. on Monday, June 11, 1984, to discuss the content of the ordinance with interested parties. The City Commission expressed a need for the ordinance, but they also expressed the wish that such an ordinance was

not thought necessary, and owners of such buildings would remove them of their own accord.

Ordinance No. 2766-84 - Uniform Housing Code

It was explained that the passage of this ordinance is only a housekeeping chore, but is necessary to incorporate the Uniform Housing Code into the Municipal Code. Commissioner Lister made a motion that an ordinance providing for a certain amendment in Chapter VI of the Municipal Code of the City of Ottawa, Kansas, 1982, specifically by adding a new Article 1A to said chapter of said code, and providing for the incorporation of said amendment into the Municipal Code of the City of Ottawa, Kansas, 1982, be passed. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Agreement with Kansas Department of Transportation

An agreement was introduced whereby the city enters into an agreement with the Kansas Department of Transportation for the rehabilitation of the intersection of 15th and Main Streets, which is inclusive of new traffic actuated traffic signals. Under the terms of the agreement, the total cost of the project is \$145,538.25, with the city paying ten percent of that total cost, or an amount equal to \$14,553.83. Commissioner Thompson made a motion whereby the city enters into an agreement with the Kansas Department of Transportation for the rehabilitation and resignalization of the intersection of 15th and Main Streets in the City of Ottawa, and to pay to the Kansas Department of Transportation \$14,553.83 as the city's proportionate share. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Status of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - The contractor has resumed work on side streets which includes completion of sidewalks and curb and gutter improvements. City staff has met several times with the landscaping subcontractor regarding the plantings and their replacement. The landscaper will have most materials planted by the end of this week.
2. Airport Improvements - LRM Industries, the contractor of the runway and parallel taxiway improvements will move equipment back to the airport and resume construction next week. A bid letting on the lighting improvements is planned for early summer.
3. Cypress and Olive Street Storm Drainage Improvements - City staff is currently developing a Community Development Block Grant proposal to finance this project, grant awards will be announced in August, and if the City is funded, a fall bid letting could be expected.
4. 1984 Street Rehabilitation Program - A notice to proceed, effective April 2 was issued on March 29. LRM Industries will begin construction next week.
5. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements and improvements to the treatment facility is in progress.
6. Skunk Run Storm Drainage Improvement Phase IV - Construction continues on the box culvert under the Middle School practice field and has resumed in City Park.
7. Skunk Run Storm Drainage Improvement Phase V - Design work is

complete and city staff has reviewed the plans. A Public meeting is being planned to discuss construction details of this phase.

9. Southwest Sewer Main Extension No. 3, Part 4 - This project has been completed, will be accepted and final payment made upon completion of and inspection and required documentation from the contractor.
10. Federal Emergency Management Agency Flood Insurance Study - The final flood plain study has been completed and the appeal period has expired. The City's planning consultant has requested F.E.M.A.'s confirmation that city's regulations comply with the findings of this study.
11. Marias des Cygnes River Bridge - A fall bid letting is anticipated.
12. 15th & Main Federal Hazard Elimination Safety Program Improvements - KDOT let bid for this project on May 19; the apparent low bidder was Killough, Inc. for the amount of \$126,555. Killough expects to begin construction the end of June or the first of July.
13. G. E. STAG overhaul - All repairs have been approved. It was tested for seventeen hours during the week of May 21-25. Other tests will be performed this month in preparation for summer peak load requirements.
14. KCP&L Substation Improvement - Construction work on the KCP&L substation is continuing. This improvement will bring transformers into a parallel position, and increase the amount of power available for transfer into the city's electric system.
15. 7th Street Project - All work has been completed. The project will be finalized pending city acceptance of the work.
16. 23rd Street Project - The City has received contributions toward this improvement from all but one of the adjacent property owners. City and county staff members expect to begin this month.
17. Remote operation of Generating Units at the Power Plant - The engineer is currently preparing plans. This improvement will allow generating units in other buildings to be operated and monitored from the main control room.

Comments by Citizens

Mr. Ken Hunt, 224 S. Locust, and Mrs. Grace Hoobing, 212 S. Locust, registered objection to the demolition of two houses at the corner of 2nd and Locust Streets, and the proposed construction of a warehouse building for Town and Country Supply. Mr. Hunt registered his objection that he felt the construction of the warehouse building would devalue the property in the area and Mr. Hunt stated that he had just completed a remodel of his home. Mrs. Hoobing expressed concern that with a warehouse at this location, Locust Street might begin experiencing heavy truck traffic. The City Commission explained that this property was rezoned from residential to commercial several years ago, and as long as the building being erected by Town and Country conforms to city code, there is no regulation to prohibit the construction of the building. The city manager explained that in the Comprehensive Plan developed by the city in the early 1970's, the entire east side of the block from 2nd to 3rd on Locust was to be commercial. As a compromise, only the six lots on the north end of the block were allowed to be rezoned for commercial purposes.

Commissioner Thompson, who is familiar with the plans of Mr. Beaman to construct the building, gave the dimensions of the proposed building and how it was to be situated on the lot, along with a statement that the truck entrance is to be on the north side of the building, thus Locust Street

should not be affected by heavy truck traffic. The City Commission further suggested that the concerned residents in this area get with Mr. Beaman, owner of Town and Country Supply, and possibly problems could be worked out before they occur.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas -June 11, 1984

The City Governing Body met in special session at 3:00 p.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, and Thompson. Commissioner Lister came in a few minutes after the meeting had begun. Absent: None.

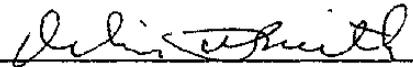
The purpose of this meeting was to receive public comment concerning a proposed city ordinance whereby the city would encumber ten percent or \$5,000, whichever is less, of insurance proceeds resulting from a building damaged by fire or explosion. The proceeds encumbered by the city would be held in escrow in an interest bearing account until the building had been properly demolished or repaired, or if became necessary the city could use the funds to demolish the building. Upon opening the meeting, Mayor McCrea asked each commissioner if he or she had received any comments from anyone concerning the proposed ordinance. The City Commissioners indicated they had not received any comments or objections to the proposed ordinance, except Commissioner Heathman stated that he had received inquiry as to whether the city would be making money to be retained by the city from the invested insurance proceeds. The city manager answered Mr. Heathman's inquiry by stating that the money held in escrow would be invested either at passbook rate or possibly money market rate. In the final settlement with the owner of the property, the full amount of principal plus interest would either be expended toward the demolition of the damaged building or paid to the property owner.

Mayor McCrea asked if an additional paragraph could be entered into the ordinance stating that if the city had to take legal action to demolish the building, administrative costs could be recovered. From the language of the present ordinance, it appears unclear as to whether administrative costs can be recovered. Mayor McCrea requested that city staff obtain the opinion of the city attorney about the necessity for adding such a paragraph.

Commissioner Thompson stated that inasmuch as he had not been contacted by anyone nor had any of the other commissioners been contacted by anyone objecting to the ordinance, he would be of the opinion that either the people of Ottawa were in favor of the ordinance or at least did not object to it.

There being no further comment, Commissioner Lister made a motion that the hearing be continued until the next regular meeting of the City Commission, which will be held at 9:35 a.m. June 20, 1984. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - June 20, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held June 6, 1984 and of a special meeting held June 11, 1984, were approved as written.

Public Hearing - Affecting Insurance Proceeds from Buildings Damaged by Fire

Mayor McCrea opened the hearing by stating that this hearing is a continuation of a public hearing which was first held on June 6, 1984, and June 11, 1984. Mayor McCrea stated that at the last meeting a question concerning the city's authority to levy administrative charges through a condemnation procedure contained in the ordinance had arisen, and he called on the city manager to determine if the question had been resolved. The city manager stated that he had been in contact with the city attorney and it was the opinion of the city attorney that if the city should find it necessary to enter condemnation proceedings in order to remove buildings damaged by explosion or fire, an administrative charge could be levied against the property. The city manager stated, however, that he hoped it would not be necessary to do this. Based on the experience of cities that have already enacted similar ordinances the property owners either demolish or rebuild the damaged property prior to the enactment of condemnation proceedings. It was also pointed out that if the property owner either demolishes or repairs the damaged building prior to the payment of insurance proceeds, it would not be necessary for the insurance company to pay a portion of the proceeds to the city. Likewise, the property owner has twenty days from the time a portion of the insurance proceeds is paid to the city to either demolish or rebuild the structure.

Commissioner Thompson stated that he understood that if a building had been damaged beyond repair, removal of the remains would be required. If the building had not been damaged beyond repair, would the property owner be allowed to remodel or repair the building. The city manager answered that in this case the property owner would be allowed to repair the building if he so desired. This ordinance only takes effect if the insurance company determines that the building is at least 75% damaged. The city manager also stated that a mortgage claim would have a first lien on the insurance proceeds, and only after the mortgage claim had been resolved would the city be paid its 10% (or \$5,000) portion, whichever is less. The city could also use its portion of the proceeds to pay any taxes or special assessments outstanding against the property.

Commissioner Heathman asked if the \$5,000 amount was a maximum. The city manager answered that it is \$5,000 or 10% of the insurance proceeds, whichever is less.

Mayor McCrea stated that he did not like to see ordinances passed which included a fixed dollar amount because that fixed amount might be out of reason in a few years. In discussion it was the opinion of the City Commission that such ordinances should be reviewed periodically for updating purposes.

Commissioner Lister made a motion that the public hearing be closed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Ordinance No. 2767-84 - Relating to Insurance Proceeds Paid for Buildings Damaged by Fire or Explosion

Commissioner Thompson made a motion that an ordinance relating to structure damage by fire or explosion creating a lien upon insurance proceeds in relation to said structure damaged by fire or explosion, providing for the disbursement of said insurance proceeds creating a fire insurance proceeds fund and providing for a lien for certain taxes due upon structures damaged by fire or explosion, by providing a certain amendment in Chapter IX of the Municipal Code of the City of Ottawa, Kansas, 1982, specifically by adding a new Article 9 to said chapter of said code, and providing for the incorporation of said amendment into the Municipal Code of the City of Ottawa, Kansas, 1982, be passed. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2768-84 - Identification of Signs

Mayor McCrea asked Mr. Russell Crites who was in attendance if he wished to comment on the proposed ordinance. Mr. Crites stated that he is a member of the Board of Elders of the Westminster United Presbyterian Church, and had met with the Planning Commission several times concerning the proposed ordinance. He advised that he would be glad to answer any questions the City Commission might care to ask concerning how the proposed ordinance might specifically affect his church.

It was explained that the ordinance specifically states that no sign or bulletin board shall exceed 24 square feet in area per side, provided however that the size of the sign may be increased one square foot for each additional one foot the sign is set back above that required in paragraph four of the ordinance. It states that in no case shall a sign for a church or public institution exceed 64 square feet per side.

Mr. Crites then stated that in the case of his church, a 52-square-foot sign had been constructed before the elders were aware of the existing size regulations. Further, Mr. Crites asked for the assistance of the city inspector in determining the proper location for their sign in order to conform to the zoning ordinance. Mayor McCrea stated that the city inspector would approve the location selected by the church, but the city inspector would not make the site selection himself.

Commissioner Lister made a motion that an ordinance amending and modifying Ordinance No. 2713-82 in order to allow larger identification signs in residential districts for churches, and specifically amending Article XXII Section 2, Paragraphs 1(c)(3) and 1(c)(7) be passed. The motion was seconded by Commissioner Bemmels and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2769-84 - Setback Requirements

Mayor McCrea explained that in his opinion this was a housekeeping type of ordinance in that it served to bring into agreement various sections of the Zoning Ordinance dealing with setbacks on corner lots. Mayor McCrea read from the ordinance as follows: Where a lot is at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot. No accessory building shall project beyond the front yardline on either street and gives reference to Article XVI, Section 1 (14) for permissible reductions.

Commissioner Bemmels made a motion that an ordinance amending and modifying ordinance number 2713-82 in order to remove conflicts in the sections dealing with the reduction of setbacks on corner lots, be passed. The motion was seconded by Commissioner Lister and on call for the question all present voted in favor of the motion.

Request of Ottawa Amateur Radio Association

A request of the Ottawa Amateur Radio Association was read by Mr. W.D. Bemmels, secretary of the Association. The request asked for permission for the Ottawa Amateur Radio Association to operate in Forest Park June 23 and 24, taking part in an annual exercise known as "Field Day." The group will set up in the shelter house in the southwest part of the park, using their own generators and stringing up antennas through the trees. The exercise will last for 24 hours, from noon on the 23rd of June until noon on the 24th of June. The request further stated that the association has successfully operated in Forest Park in prior years.

Commissioner Thompson made a motion that the request be granted. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion except Commissioner Bemmels who abstained from voting.

Request of the Ottawa Retail Association

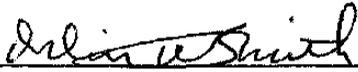
Mr. Ron Reusch on behalf of the Ottawa Retail Association asked permission to use Main Street on July 24, 1984 from 6:30 a.m. to 8:30 p.m. for its annual Summer Sidewalk Sale. The request stated that the Association will use the 100 and 200 blocks of South Main to display and sell merchandise but requested that second street, passing through Main Street be left open to alleviate possible traffic problems. All civic groups and organizations in Ottawa are invited to participate in the affair.

Mayor McCrea asked if the Department of Public Safety had been made aware of the request and the City Manager answered that the Department was aware of the request and that they would cooperate in the endeavor.

Commissioner Lister made a motion that the request of the Ottawa Retail Association be granted. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Mr. Reusch, speaking as a member of the Library Board, thanked the City for its cooperation through the Skunk Run Book Sale and for the City's assistance in moving dirt onto the Library lawn in preparation for the Library's landscaping project.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - July 11, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held June 20, 1984, were approved as written.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, July 10, 1984, at 7:00 p.m. in City Hall. Present: Members Hendrix, Thornburg, Koch, Jackson and Spears. Absent: Chairman Searls and Underwood.

In the absence of the Chairman, Vice Chairman Spears presided. The minutes of the last meeting were approved as written.

The Planning Commission continued a public hearing to consider rezoning a tract of land generally located at 606 N. Locust and 305 Forest from R-1 (Single Family Residential) to I-2 (Heavy Industrial). The vote of the Planning Commission on this matter resulted in a 2-2 tie, with abstention by the Vice Chairman. Therefore, the matter will go before the City Commission without recommendation.

The Planning Commission called a public hearing to consider amending the Zoning Ordinance to provide for a 25 foot front yard setback and a 6 foot side yard setback in all residential districts except for the M-P district.

The Planning Commission considered calling a public hearing to amend the Zoning Ordinance to allow for the reduction of one front yard setback on corner lots in all residential districts. After discussion, no action was taken on this matter.

The Planning Commission continued a public hearing to review the Six-Year Capital Improvements Program. After hearing comments from the audience and discussion, the Planning Commission decided to continue the public hearing to the next meeting.

The Planning Commission continued a discussion of the city's development policies and the proposed Improvement Policy Manual. After hearing comments from the audience, the Planning Commission decided to continue this discussion at its next meeting.

There being no further business, the meeting was adjourned.

Commissioner Thompson made a motion that the report of the Planning Commission be accepted and entered into the official record of the city. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Public Hearing - Application for Economic Development Purposes Using Community Development Block Grant Funds

Mayor McCrea explained that the city is in the process of making application for Community Development Block Grant (CDBG) funds for economic development, and called upon City Manager Watkins to explain the process and the purpose. The city manager explained that this application for funds is for FY 1984, the same as the application the city has previously submitted for community improvement purposes. The deadline for this submission is July 16, 1984. The criteria for application for these economic development funds hinge on

number of jobs created and the degree to which the local economy is stimulated. The specific purpose for the city's currently proposed application is to assist in the rehabilitation of the North American Hotel. If the necessary financing can be secured, the hotel building is to be converted into 38 apartment units, a restaurant and office space. The total cost of the project is in excess of \$1.85 million. The city is applying for a \$250,000 CDBG grant, which would be loaned to the developers over a period of twelve years to assist in financing the project. Repayment of the loan is to be made in annual amounts of \$7,500 for each of twelve years, with the balance being due in the twelfth year. As payments are received by the city, the city will then be in a position to make additional loans from these funds for further economic development. Mr. Watkins stated that the total financing package for the project would be the \$250,000 CDBG loan, \$1.4 million in Industrial Revenue Bonds and \$200,000 capital investment by the project owners. In order to qualify for the CDBG loan, it must be shown that this loan is the only source of funding available for the project, and if the this loan is not granted, the project would not become a reality. Mr. Watkins also stated that in the event the developer should default in loan payments, the City of Ottawa is not responsible for repayment to the State of Kansas.

Mr. Robert Purvis and Mr. Robert Barton, developers, were present for the meeting and Mr. Barton stated that without the CDBG loan, there was no way that they could proceed with the project. Mr. Barton also stated that in addition to the funds for the project which Mr. Watkins had mentioned, there would also be \$400,000 in investor notes.

Mr. Larry Powell, Director of the Greater Ottawa Chamber of Commerce, spoke to the commission, endorsing the plan for the renovation of the hotel into apartment units. He stated that the Ottawa Retail Association had gone on record in support of the renovation project by expressing the feeling that with occupants in the hotel building, the Central Business District would realize economic growth in retail volume and employment opportunities.

Mr. Barton then stated that in their project planning, it was estimated that as a result of the renovation, approximately 39 new jobs would be created within the community.

Commissioner Heathman then questioned whether the \$250,000 loan would bear interest. Mr. Heathman was answered that the loan would be interest free. Mr. Barton then commented that if interest on the loan had been required, the cash flow would not make the project feasible. Mr. Barton further pointed out that the CDBG funds are a grant to the city, and loaning the money free of interest really does not cost the city anything.

Commissioner Lister made a motion that the hearing be closed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Commissioner Lister made a motion that the application for CDBG funds in the amount of \$250,000 for the economic development purpose previously discussed be approved. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion except Commissioner Heathman, who voted opposing the motion.

Ordinance No. 2770-84 - Amending Municipal Code Pertaining to Certain Property Offenses

Mayor McCrea explained that this ordinance is to bring the Municipal Code into compliance with state statute in defining petty theft. Petty theft under this ordinance is defined as depriving the owner of the possession, use or benefit of his property valued under \$150. Commissioner Bemmels made a motion that an ordinance redefining petty theft and amending Chapter XXII of the Municipal Code of the City of Ottawa, Kansas, 1982, Sections 12-301,

12-302, 12-303 and 12-304, and providing for the incorporation of said amendment into the Municipal Code of the City of Ottawa, Kansas, 1982, be passed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Review of Investment Schedule

The city Governing Body proceeded to review the city Investment Schedule for June 1984, noting that as of June 30, 1984, the city had a total of \$5,935,000 invested at an average interest rate of 10.93 percent. Commissioner Bemmels made a motion that the city Investment Schedule existing as of June 30, 1984, be approved. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Parade Request - Ottawa High School Class of 1954

Mr. Joe Lee presented a request for permission to have a parade on August 4, 1984, for the Ottawa High School Class of 1954. The request stated that the parade would commence at 12:00 noon at City Park and proceed north on Main Street ending at Forest Park. Mr. Lee said he had been notified that Mr. Gary Hart, a member of the Class of 1954, will be present for the parade. Mr. Lee further stated that as of this date, there are seven entries for the parade and any groups wishing to participate in the parade should contact him. Mr. Lee stated that he is remaining in contact with the Department of Public Safety for proper traffic control. Commissioner Thompson made a motion that the Ottawa High School Class of 1954 be permitted to have a parade on Main Street at 12:00 noon on August 4, 1984. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Update on Status of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - City staff is currently working with the contractor in order to arrive at an agreement regarding the completion of the landscaping portion of the project. A fall planting is planned. Work on the side street sidewalk and curb and gutter improvements is nearly completed.
2. Airport Improvements - LRM Industries, was issued a Notice to Resume work, effective June 27. The time limit on the contract will expire on September 11. The contractor resumed construction during the week of the 27th. Preliminary lighting plans have been approved by the FAA and final plans are nearly complete. Bids will be let for this project at the end of July.
3. Cypress and Olive Street Storm Drainage Improvements - The City submitted a Community Development Block Grant to provide funding for this project and is currently awaiting a response from the Kansas Department of Economic Development. Grant awards will be made by August 15. If the city is a successful recipient, a fall bid letting for this project can be expected.
4. 1984 Street Rehabilitation Program--Curbs has been replaced on North Sycamore and is ready to be overlaid. Thirteenth is also ready for overlay. Construction work on Willow Street between 2nd and 7th and 10th Street between Cedar and Main will begin this month.
5. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements and improvements to the treatment facility is in progress.

6. Skunk Run Storm Drainage Improvement Phase IV - Construction of the channel and culvert improvements through City Park and under Main Street and the Middle School practice field is in progress. The contractor expects to have the culvert under Main Street completed and Main Street reopened on or before August 18.
7. Skunk Run Storm Drainage Improvement Phase V - Design work is complete and city staff has reviewed the plans. A Public meeting is scheduled for Thursday, July 12 to discuss construction details of this phase with surrounding property owners.
8. Southwest Sewer Main Extension No. 3, Part 4 - This project has been completed, will be accepted and final payment made when the contractor provides necessary documentation to the city.
9. Marias des Cygnes River Bridge - A fall bid letting is anticipated.
10. 15th & Main Federal Hazard Elimination Safety Program Improvements - We have been advised by KDOT officials that construction of these intersection improvements will begin on approximately August 1.
11. KCP&L Substation Improvement - We have been advised by KCP&L officials that substation improvements have been completed.
12. Seventh Street Project - All work has been completed and a final acceptance was signed on June 19.
13. 23rd Street Project - City crews have been working this month to improve drainage along this road. At the end of last week city crews bored under old Highway 50 and installed a drainage tube.
14. Remote operation of Generating Units at the Power Plant - The engineer is currently preparing plans. This improvement will allow generating units in other buildings to be operated and monitored from the main control room.
15. Lincoln Street Water Line Extension - City crews have completed approximately 50% of this improvement.

Announcements

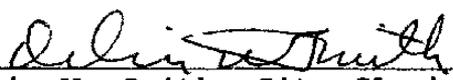
It was announced that on August 1, 1984, a detour will probably be put into effect around the intersection of 15th and Main Streets, as the contractor moves in to begin those intersection and signalization improvements.

It was again brought to the public's attention that when mowing the grass along the terraces and the streets of Ottawa, the grass cuttings should be directed away from the streets and gutters. Grass cuttings directed into the street eventually wash into storm sewers causing them to become clogged.

Also as a reminder to the public, it was mentioned that yard sale signs are still being found on utility poles and the this practice is prohibited by city ordinance.

It was also noted that the Santa Fe railroad had mowed the grass along their right of way within the city limits and this helps to make our city more attractive.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - July 18, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held July 11, 1984 were approved as written.

Consideration of Planning Commission Recommendation

The City Commission proceeded to give consideration to a "no recommendation" of the Planning Commission concerning the requested zoning change of the property located at 606 N. Locust and 305 Forest from R-1 (Single Family) to I-2 (Heavy Industrial). Mayor McCrea asked for any comments from the audience concerning this subject.

Mr. Don Hook of D & L Automotive and Diesel Electric Shop stated that he had some comments on the subject. Mr. Hook had submitted the application for rezoning on behalf of his company. Mr. Hook stated that he had reviewed the list of reasons for and against the proposed rezoning and he did not agree with some of the reasons opposing this zoning change. He did not agree that industrial traffic would increase as a result of the rezoning this property for industrial purposes. Mr. Hook stated that he felt the volume of the traffic would not increase since he plans only to expand the space occupied by an existing business by creating a connecting link between the two buildings. Another reason given against the rezoning was that it is preferred to have a park faced by residences. Mr. Hook stated that, while that might be preferred, at this time there is only one residence facing Forest Park. The park is surrounded on one side by an industrial area and on two sides by the Marias des Cygnes River. A third reason given in opposition was that industrial zoning would be encroaching in a residential area. Mr. Hook stated that on the opposite side of the industrial zone the property had been zoned for commercial purposes to an alley. On the opposite side of the alley it was left as residential. This had not been done in the case of the zoning in his area. Mr. Hook further stated that the long range zoning plan for the city does call for this entire area to be zoned I-2 Industrial.

Mr. Thompson asked Mr. Hook if his only reason for seeking the zoning change was to connect two buildings they are presently using. Mr. Hook confirmed that this was his only reason.

Mayor McCrea stated that changing the zoning to I-2 opens the area to many other uses other than an electrical automotive shop and ten years from now there might be something different located in the area.

Commissioner Bemmels stated that he was sure the Planning Commission had more in-depth knowledge of the zoning in this area. He made a motion that the no recommendation action of the Planning Commission be returned to the Planning Commission for further study. The motion was seconded by Commissioner Heathman and upon call for the question, all present voted in favor of the motion.

Revenue Sharing Budget for 1985

Mayor McCrea announced that inasmuch as a pre-hearing is no longer required for Revenue Sharing funds, the city would entertain suggestions from individuals or groups concerning expenditure of Revenue Sharing funds in 1985. The city has available \$139,803 in Revenue Sharing monies for 1985. There was no one present to make suggestions concerning such expenditure. The mayor called on City Manager Watkins to state the city's Revenue Sharing

request. Mr. Watkins stated that he would relay the city's request for Revenue Sharing funds for 1985, but the City Commission might wish to fund some of the city's request from other sources. The city's request was for \$116,000 to include the following: for debt reduction (third installment) on the Waterchief firetruck - \$53,500; public works major equipment (which includes the purchase of a new street sweeper) - \$40,000; ongoing landscaping for Kanza Park - \$2,500; overlay of streets in Highland Cemetery - \$5,000; Municipal Auditorium reserve fund - \$10,000; painting inside and outside of public safety building, a metal storage building and overlay of walkways at the firing range - \$5,000. If city's request in the amount of \$116,000 is granted, an amount of \$23,803 would remain to be spent in other areas.

Mayor McCrea stated again that inasmuch as there is not longer a requirement to hold a hearing for the Revenue Sharing funds prior to the official budget hearing, the city would entertain written requests for the expenditure of Revenue Sharing funds through the end of July.

Announcement of 1985 Budget Hearing

Mayor McCrea announced that the hearing for the 1985 budget for the City of Ottawa is scheduled for 3:00 p.m. August 13, 1984.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - August 1, 1984

The City Governing Body met in regular session at 9:35 a.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and
Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held July 18, 1984, were approved as written.

Ordinance No. 2771-84 - Motor Vehicle Insurance Regulations

Commissioner Bemmels made a motion that an ordinance amending the Municipal Code in order to bring said Municipal Code into conformity with state regulations concerning motor vehicle insurance be passed. The motion was seconded by Commissioner Thompson. Mayor McCrea stated that each year after the new state laws and regulations become effective, it is necessary for the city to amend the Municipal Code to bring certain city regulations into conformity with state regulations. This ordinance deals with insurance regulations as they pertain to motor vehicles. There being no discussion, the question was called and all present voted in favor of the motion.

Charter Ordinance No. 8 - Exempting City from Certain State Regulations

Commissioner Lister made a motion that a charter ordinance exempting the City of Ottawa from the provisions of K.S.A. 3-113 and providing substitute and additional provisions on the same subject relating to the issuance of general obligation bonds for the purpose of making certain improvements to the Ottawa Municipal Airport and facilities related thereto be passed. The motion was seconded by Commissioner Bemmels. This ordinance, if it becomes effective, will allow the city to issue general obligation bonds for airport improvements without submitting the question to referendum. It was discussed that it may not be necessary to sell general obligation bonds for municipal airport improvements, but the city does need the means to sell general obligation bonds if it does become necessary. The city is attempting to purchase additional aviation easements to the north of the airport; however, the owner of the property is interested in selling the entire tract outright as opposed to granting aviation easements. The city is also investigating the possibility of selling the land east of the airport to Kansas State University, with the proceeds of the sale available for purchase the land north of the airport.

Commissioner Heathman questioned the significance of the charter ordinance, wondering if it provided for a period of time in which the people of Ottawa could petition against the charter ordinance. It was explained that the charter ordinance becomes effective only after sixty-one days following the final publication of the ordinance and during that period of time, a petition may be submitted calling for an election to determine if the charter ordinance should become effective. Upon call for the question, all present voted in favor of the motion.

Review of City Investment Schedule as of July 31, 1984

Mayor McCrea announced that as of July 31, 1984, the city had a total of \$6,135,000 invested at an average annual interest rate of 11.291 percent. Mayor McCrea further noted that the interest rates on the city's investments are slowly on the increase. Commissioner Thompson made a motion that the city investment schedule existing as of July 31, 1984, be approved. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Status of City Projects

Commissioner Thompson requested that as the status of the various city projects is given, the source of funding for each also be reported. Mayor McCrea then called on the city manager to review the status of the various city projects and to report the sources of funding.

The following is a list of current city projects and their status.

1. Central Business District Improvements - City staff is currently working with the contractor in order to arrive at an agreement regarding the completion of the landscaping portion of the project. A fall planting is expected. All work on the side street sidewalks and curb and gutter improvements has been completed. (Funding: City's one-half cent sales tax, a benefit district in the central business district, water and electric utilities along with the Gas Service Company, and federal monies to assist with the overlay of Main Street)
2. Airport Runway & Taxiway Improvements - LRM Industries, was issued a Notice to Resume work, effective June 27. The time limit on the contract will expire on September 11. The contractor has resumed construction. (Funding: 90% grant from the FAA and city funds for the balance of the project)
3. Airport Lighting Improvements - A bid letting for this project will be held on August 6, 1984 at 1:00 p.m. (Funding: 90% grant from the FAA and city funds)
4. Cypress and Olive Street Storm Drainage Improvements - The City submitted a Community Development Block Grant to provide funding for this project and is currently awaiting a response from the Kansas Department of Economic Development. Grant awards will be made by August 15. If the city is a successful recipient, a fall bid letting for this project can be expected. (Funding: source uncertain at this time but it could be Community Development Block Grant monies, the allocation of which is to be announced in the next few days, or a general obligation bond issue or city sales tax.)
5. 1984 Street Rehabilitation Program - Thirteenth street was overlaid on July 27. Construction on 10th Street between Main and Cedar was also started during the week of July 23. The city has extended the time limit for completion of all Street Rehabilitation work to September 30. (Funding: city's one-half cent sales tax)
6. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements and improvements to the treatment facility is in progress. (Funding: 75% EPA grant with 25% of the project to be generated by local revenues)
7. Skunk Run Storm Drainage Improvement Phase IV - Construction of the channel and culvert improvements through City Park and under Main Street and the Middle School practice field is in progress. The contractor expects to have the culvert under Main Street completed and Main Street reopened on or before August 18. (Funding: 100% Community Development Block Grant from the Department of Housing and Urban Development)
8. Skunk Run Storm Drainage Improvement Phase V - Design work is complete and city staff has reviewed the plans. A Public meeting was held Thursday, July 12 to discuss construction details of this phase with surrounding property owners. The city is now in the process of acquiring necessary permanent and temporary easements. (Funding: 100% Community Development Block Grant from the Department of Housing and Urban Development)

9. Southwest Sewer Main Extension No. 3, Part 4 - This project has been completed, will be accepted and final payment made when the contractor provides necessary documentation to the city. (Funding: General obligation bonds)
10. Marias des Cygnes River Bridge - A fall bid letting is anticipated. (Funding: state and federal sources--no local monies involved)
11. 15th & Main Federal Hazard Elimination Safety Program Improvements - Construction of these intersection improvements were started during the week of July 23. Road work is expected to be complete by the end of the month. (Funding: state and federal monies along with monies from the city's one-half cent sales tax)
12. 23rd Street Project - City crews are continuing with road work in preparation for the overlay of 23rd. (Funding: property owner donations, city's one-half cent sales tax and participation by Franklin County)
13. Remote operation of Generating Units at the Power Plant - The engineer is currently preparing plans. This improvement will allow generating units in other buildings to be operated and monitored from the main control room. (Funding: electric funds)
14. Lincoln Street Water Line Extension - City crews have completed approximately 50% of this improvement. (Funding: water department)

Announce Public Hearing to Consider Increasing 1984 Budget

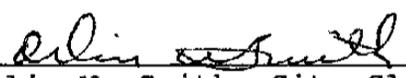
Mayor McCrea announced that a public hearing will be held August 13, 1984, to consider increasing the bond and interest budget for the city for 1984.

Announce Public Hearing to Consider City's 1985 Budget

Mayor McCrea announced that a public hearing will be held August 13, 1984, to review the city's proposed budget for 1985.

Mayor McCrea made one further announcement--that the Ottawa High School Class of 1954 will hold a parade at 12:00 noon on August 11, 1984.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - August 13, 1984

The City Governing Body met in special session at 3:00 p.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and
Thompson. Absent: None.

Public Hearing - Proposed Amendment to 1984 Budget

An amendment to the 1984 Budget was proposed which would allow a total expenditure in the bond and interest fund of \$553,950 as opposed to the originally adopted budget which allowed an expenditure of \$506,730. It was explained that the reason for the proposed amendment is that at the time the 1984 Budget was prepared and approved, the paperwork for a bond issue for library improvements and purchase of cemetery property was not complete and the payment principal and interest for 1984 was inadvertently omitted from the budget of expenditures.

Commissioner Bemmels made a motion that the 1984 Budget expenditures for the bond and interest fund be increased from \$506,730 to \$553,950 to allow for the payment of principal and interest on the bonds issued for library improvements and purchase of cemetery land. The motion was seconded by Commissioner Lister. There being no discussion, the question was called. All present voted in favor of the motion.

Public Hearing - 1985 Budget

Mayor McCrea opened the discussion by stating that the City Commissioners had studied the 1985 Budget which sets forth allowable expenditures in the amount of \$14,101,310 and requires a mill levy of 46.53, and that the topic was now open for public discussion and comment.

Mr. Russell Baber, former director of utilities of the City of Ottawa, commented that he had heard that the city manager was receiving a raise in the amount of \$11,000 in 1985. Mayor McCrea answered Mr. Baber that he was not aware of such a raise being approved and he acting as mayor would not approve a raise for the city manager in such an amount. Mr. Baber further objected to the payment of the salaries of the city manager and his immediate staff from the electric utility with other funds and departments of the city not sharing in the expense of the city manager. It was pointed out that the total of the salaries of the city manager, his assistant and the city manager's secretary were approximately equal to the salaries of the city clerk, the city treasurer the city attorney and the receptionist, which are all paid from the general operating fund of the city. If the city manager and his immediate staff were paid from the general fund, it would entail a larger transfer of utility monies to the general fund to offset at least half of their salaries. It is roughly calculated that the city manager and his immediate staff spend at least fifty percent of their time on utility matters while the city attorney, city clerk, city treasurer and receptionist also spend at least fifty percent of their time on utility business. By allowing the respective groups of positions to be paid from the general fund and from the utility fund, it simplifies the bookkeeping maneuver and accomplishes the same purpose.

Mr. Baber stated that he had heard that the city manager had hired a second assistant and wanted an explanation of the new position. The city manager explained that he currently has another person on his staff who is on a work study program through the University of Kansas. This person works approximately twenty hours per week and one half of his salary is paid by the city and the other half is paid by the State of Kansas.

Mr. Baber objected to the fact that raises for the employees of the city the past few years have been figured on a strict percentage basis thereby making the spread between the lower paid people and the higher paid people becoming greater each year. It was explained to Mr. Baber that by using the percentage method, it avoids the problem of the hourly employee who receives a moderate amount of overtime being paid more in total than their supervisors.

Mr. Baber raised objection to the amount of money that the city is spending for the retirement of the bonds for the improvements at the water plant and the electric plant. After discussing specific figures, Mr. Baber stated that he would come in to talk with the city clerk where the complete figures would be readily available.

Mrs. Pat Anderson, on behalf of the Friends of the Humane Society, inquired as to how much money had been allocated to the Humane Society for 1985 for the society's services in caring for animals as a result of the city's animal control ordinance. Mrs. Anderson was informed that the Humane Society was being paid \$9,663 next year for the handling of dogs brought to the Humane Society by the animal control officer which was figured on a formula of so many dollars per dog and \$3,000 from the revenue sharing fund in the form of a donation to the Humane Society.

Commissioner Heathman raised objection that he had heard from several people that they had come to City Hall to receive specific budget information and in some cases were told it either was not available or informed that they could not have it. Mayor McCrea commented that several copies of the proposed 1985 Budget had been printed and if they were not available at City Hall, all of the commissioners had the information and would be glad to share it with citizens. It was also pointed out that in the future, the proposed budget will be available at City Hall on check out basis.

Mr. Jerry Coatney, manager of the National Sign Co., raised further questions concerning the payment of the city manager and his staff from the electric fund. He stated that he thought an analysis should be made to see if the disparity between the salaries of city manager and his staff versus the salaries of the city clerk and his staff was great enough to have enough to affect the utility rates paid by the people of Ottawa. It was explained that if the total burden of these salaries were shifted to the general fund side of the budget, it would entail additional mill levy to underwrite the additional expense. Mr. Coatney indicated that he would like to see the totals of the salaries of two groups previously mentioned to see the size of the disparity. Further, if the disparity is large enough, the city should look into alleviating the difference. Mayor McCrea indicated that he would have the figures compiled and they should be available for Mr. Coatney by tomorrow.

Earlier in the meeting during discussion of Mr. Baber's comments on the budget, Mr. Baber also objected to the transfer of utility funds from the water and electric fund to the general fund to underwrite part of the cost of operation of the general fund. It was explained to Mr. Baber that the transfers are predicated on the calculation of a five percent franchise tax and the amount of real estate tax that might be paid if the property on which the utilities are located were on the tax rolls.

Mr. Tom Gleason asked if the city's sales tax revenues were being spent on the streets as they were originally intended. Mr. Gleason was answered that the revenues received from the city's one-half percent sales tax are being spent on overlay and repair of the streets. In 1985, \$350,000 is budgeted to be spent on the streets in addition to an expenditure for street repair equipment.

Mr. Gleason asked if the city's portion of the one-cent county sales tax was also pledged for street purposes. Mr. Gleason was answered that the city's share of the county's one-cent sales tax was not being used necessarily for street purposes.

Mr. Gleason further commented that he noted the utility expenditures were creeping up and up year after year and that it was quite evident since the city is having a rate study done at the present time that utility rates would be increasing. He gave a word of caution to the city that possibly the city should be looking to decreasing expenses as opposed to raising utility rates.

There being no further comment on the budget, Commissioner Thompson made a motion that the public hearing be closed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

The business for which the meeting was called having been completed, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - August 15, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held August 1, 1984 and of the special meeting held August 13, 1984, were approved as written.

Approval of 1985 City Budget

Mayor McCrea opened the discussion by stating that a public hearing was held on the budget on August 13, 1984, and that at this time the City Commission must consider approval or amendment of the 1985 Budget before final approval.

Commissioner Bemmels stated that he thought it was appropriate at this time to make the statement that individual line items within the budget could be amended by the City Commission insofar as any amendments do not increase the totals of any fund.

Mayor McCrea stated that at the public hearing on August 13, there had been comment concerning the fact that part of the city staff was paid exclusively from the utilities funds. Some persons felt that the staff salaries should be appropriately spread between the general operating fund and the utilities funds or paid exclusively from the general fund. Mayor McCrea said that he and the city manager had met with the city's auditor, Mr. Keith Gaeddert, and the City Commission had discussed among themselves that it might be appropriate for the staff to conduct a time study of the various amounts of time that each spends on utility matters versus general city matters to determine what would be an appropriate split for staff salaries between these funds. Mr. McCrea stated that consideration would be given to this in the future.

Commissioner Lister stated that as a result of the comments received concerning the fact that part of the staff is paid exclusively from the utilities funds, the City Commission had looked into the matter and it was determined that a near equal amount of dollars is spent both from the utilities funds and from the general fund to pay the city staff.

Commissioner Thompson spoke to the statements of the Humane Society concerning the amount of money that has been budgeted to pay to the Humane Society for the handling of animals brought in by the animal control officer. Commissioner Thompson stated that in 1983 348 live animals were taken to the Humane Society for disposition along with 274 dead animals for incineration. At the rate of \$25 per live animal and \$7.50 per dead animal, the total amount due the Humane Society would be \$10,755, as opposed to the \$9,663 allocated in the 1985 Budget. Until January of 1984, the city had paid the Humane Society \$7,000 per year and since that time has been paying the equivalent of \$8,700 per year. Mr. Thompson stated that 52% of the animals handled by the Humane Society are from sources other than the city's animal control officer. Further, Commissioner Thompson reported that according to an article in the Ottawa Herald on June 29, 1984, the Humane Society had negotiated an increase for the handling of animals for the City of Wellsville to \$15 per animal. Commissioner Thompson was questioning why the City of Wellsville pays \$15 per animal and the City of Ottawa must pay \$25 per animal. Commissioner Thompson thought this disparity should be looked into and possibly corrected.

Commissioner Heathman then stated that he thought the city should pay the Humane Society \$1,000 per month as that is what it would cost to have a local veterinarian dispose of the city's animals. Commissioner Heathman then made a motion that the city increase the amount it pays to the Franklin County Humane Society to \$1,000 per month. Commissioner Heathman's motion died for lack of a second.

Commissioner Bemmels then made a motion that the line item for the payment to the Humane Society, which is in the Department of Public Safety budget, be amended to pay the Humane Society \$10,755 per year as opposed to the \$9,663, and that an appropriate adjustment be made to another line item within the Department of Public Safety budget. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Commissioner Lister made a motion that the 1985 Budget of the City of Ottawa in the amount of \$14,101,310, with a tax levy of 46.53 mills be approved as amended. The motion was seconded by Commissioner Bemmels.

Mr. Leonard Larson, a former city commissioner, appeared before the City Commission and stated that he had reviewed the 1985 Budget and he personally approved the expenditures, including those for salaries, and complimented the City Commission and staff for holding the line on the tax mill levy.

Upon call for the question, all present voted in favor of the motion, except Commissioner Heathman who voted opposing the motion.

Ordinance No. 2772-84 - Appropriating the 1985 Budget

Commissioner Lister made a motion that an ordinance appropriating the amounts established in each budget fund for the year 1985, providing for the payment of all claims and charges against the accounts provided for therein, and approving and ratifying the payment of all claims against the accounts for the year as amended by the City Commission, be passed. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion except Commissioner Heathman who voted opposing the motion.

Resolution No. 386 - Cooperative Agreement to Provide Lower Cost Housing Financing

It was explained that Resolution No. 386 authorizes the city to enter into an agreement with Labette County, Kansas to provide lower cost housing mortgage monies for purchase of housing within the City of Ottawa. Mayor McCrea stated that the City Commission had met with Labette County Commissioners and a representative of Zahner & Company, Mr. Bill Tschudy, to discuss the details of such an agreement. It is the consensus of the City Commission that the arrangement to provide lower interest cost monies for housing would be an asset to the community. Commissioner Lister commented that the two local building and loan associations along with the Kansas State Bank may participate in the financing arrangement for new housing. Ninety percent of the loans must be made to first-time buyers of housing. Further, Commissioner Lister commented that 25% of the money will be available October through December of 1984.

Commissioner Thompson made a motion that a resolution approving a cooperative agreement between the City of Ottawa and Labette County, Kansas, regarding the issuance of housing mortgage revenue bonds be passed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Ordinance No. 2773-84 - Industrial Revenue Bonds for Wal-Mart Retail Facility

Mayor McCrea opened the discussion by stating that Mr. David Queen of the law firm of Gaar & Bell, who is handling the legal work for the proposed bond issue, was present and asked Mr. Queen to comment on the subject.

Mr. Queen stated that it is the intent that the bonds be issued by the end of August or the first of September. The reason for the city issuing industrial revenue bonds for such a venture is to provide for economic growth of the community. The city loans its name to the recipient of the bonds for tax exemption purposes to make the bonds more attractive for the

purchaser and reduce the cost of constructing the facility. At the request of Mayor McCrea, Mr. Queen emphasized the fact that industrial revenue bonds are not an obligation of the city in any way. In this case, the Wal-Mart corporation is totally responsible for repayment of the bonds.

Commissioner Bemmels made a motion that an ordinance authorizing the City of Ottawa to issue \$1,585,000 in industrial revenue bonds for the construction of a Wal-Mart retail facility located on the west side of U. S. Highway 59 be passed. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Resolution No. 387 - Authorizing Agreement with Kansas Department of Transportation

Resolution No. 387 authorizes the city to enter into an agreement with the Kansas Department of Transportation setting forth the terms and conditions relative to the replacement of the Main Street bridge over the Marias des Cygnes River. The resolution sets forth the responsibilities of the City of Ottawa relative to removal of the existing water lines, electric lines, and other utilities that cross the river by way of the bridge. The City of Ottawa plans to replace the water main that currently crosses the river via the bridge; however, the replacement of the water main will not take place until such time as the department of transportation has completed the bridge construction project. It is understood the Gas Service Company does not plan to replace the gas main which crosses the river via the bridge and it is unclear at this time whether the telephone company will replace any of its lines at that point. It was discussed that the relighting of the roadway across the bridge must be completed upon completion of the project and that will be the total responsibility of the City of Ottawa. The city manager also indicated that the City of Ottawa will not be penalized in the reimbursement for state highway maintenance that the city performs while the roadway across the bridge, which is a state highway, is under construction. The date of the bid letting for the project is uncertain at this time; however, it is understood that the project should be bid in November or December of 1984.

Commissioner Heathman questioned if a route had been established to detour traffic away from the bridge. The city manager indicated that he and representatives of the Kansas Department of Transportation had toured the area and it was planned to route traffic over K-68 to Eisenhower Road and on to I-35. This plan, however, must be approved by the county commission as Eisenhower Road is a county arterial. The county commission has expressed a concern that the condition of Eisenhower Road be maintained before, during and after the project. It was also suggested that local traffic be routed across the river on Highway K-68 and then funneled back into the downtown area by way of Second Street to help maintain the integrity of the central business district. Other local traffic routes might be 23rd Street, 19th Street, 15th Street and 7th Street.

Commissioner Thompson made a motion that a resolution authorizing an agreement between the City of Ottawa and the Kansas Department of Transportation setting forth the terms and conditions relative to the replacement of the Main Street bridge over the Marias des Cygnes River be passed. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Award Contract for Airport Lighting Improvements

It was reported that bids had been opened for the lighting improvements at the Ottawa Municipal Airport within the past week. The low bidder was Heckert Construction of Pittsburg, Kansas, for a total bid of \$32,986.25. All bids were well under the engineer's estimate of \$65,739. The engineering firm of Bucher, Willis & Ratliff recommended the awarded of the bid to Heckert Construction based on their low bid price and further stated that they had worked with Heckert Construction in the past and their work was deemed satisfactory. It was also pointed out that the airport lighting improvements are made possible by the fact that two earlier contracts for

airport improvements had come in well under the engineer's estimate and the Federal Aviation Administration had authorized the lighting improvements at the airport as a result of the earlier low bids.

Commissioner Lister made a motion that a contract for lighting improvements at the Ottawa Municipal Airport be awarded to Heckert Construction Co. of Pittsburg, Kansas, for a bid price of \$32,986.25. The motion was seconded by Commissioner Bemmels and upon call for the question all present voted in favor of the motion.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, August 7, 1984, at 7:00 p.m. in City Hall. All members were present.

The Planning Commission considered a request to rezone a tract of land generally located at 606 North Locust and 305 Forest from R-1 (Single family Residential) to I-2 (Heavy Industrial). The Planning Commission voted 5-2 to recommend that this request be approved.

The Planning Commission held a Public Hearing to amend the Zoning Ordinance to change the front yard setback to 25 feet in all residential zoning districts. According to Planning Commission bylaws, the public hearing was continued to the next regular meeting.

The Planning Commission continued a public hearing to review the Six-Year Capital Improvements Program. After discussion, the Planning Commission approved the 1984 update of the Capital Improvements Program and forwarded it to the City Commission for consideration.

The Planning Commission continued a discussion of the city's development policies and the proposed Improvement Policy Manual. After hearing comments from the audience, the Planning Commission decided to continue this discussion at its next meeting.

There being no further business, the meeting was adjourned.

At the conclusion of the reading of the report of the Planning Commission meeting, Mayor McCrea stated that the City Commission planned to have a meeting in the near future with the chairman and vice-chairman of the Planning Commission to discuss the fact that the city is complying with the Six-Year Capital Improvements Program but in some areas the city must proceed slowly.

Ottawa Municipal Auditorium Week

A letter was read from the Ottawa Municipal Auditorium support group requesting that the week of August 19-25, 1984, be designated Ottawa Municipal Auditorium Week in support of the annual season ticket drive. The letter stated that there is much enthusiasm concerning the sale of season tickets and the operation of the municipal auditorium. The requested designation of a week in honor of the OMA would aid in further promoting the auditorium.

Commissioner Bemmels made a motion that the week of August 19-25, 1984, be designated as Ottawa Municipal Auditorium Week in support of the annual season ticket drive. The motion was seconded by Commissioner Lister and upon call for the question, all present voted in favor of the motion.

Announcement

Mayor McCrea announced that there would be a meeting concerning the state's Water Plan held at the Ottawa Middle School beginning at 7:30 p.m. August 25, and Mayor McCrea urged all interested parties to attend this meeting.

Thank You from Class of 1954

Mayor McCrea announced that he had received a note from Mr. Kent Grainger of the Ottawa High School graduating class of 1954 thanking the City Commission for allowing the class to hold a parade on Ottawa's main street and use the city facilities to celebrate the class's 30 year reunion. Mr. Joe Lee appeared before the City Commission, also representing the class of 1954, and wished to thank the public safety personnel and the city staff for helping and cooperating with the reunion activities.

Request of the First Assembly of God Church

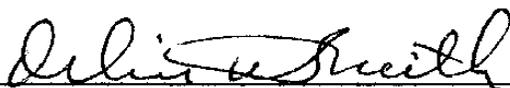
Mr. Bob Detwiler appeared before the City Commission, representing the First Assembly of God Church in Ottawa, requesting permission to use Kanza Park on Saturday, August 25, for a Boy Scout type group assembly. Mr. Detwiler stated that they would be using the path for running races and bicycle races and would also like to use areas off the path for ball throwing and jumping contests. Mr. Detwiler stated that there would be 15-20 boys involved in the event and if it proved successful, he asked if the City Commission would entertain a request to have a larger group next year use the park for this purpose. Mr. Detwiler stated that they would try not to interfere with the regular foot traffic on the path and would be as cooperative as possible. He stated that this event would last all day and was intended as a fund raising event. The boys had solicited pledges for their participation in the various events. Mayor McCrea commented that he did not think the City Commission would want to commit the park for a like event next year but as the time for the event approached next year, they could seek permission to use the park.

Commissioner Thompson made a motion that the Royal Rangers, a scout type group of the Assembly of God Church, be permitted to use Kanza Park on Saturday, August 25, for their event. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Announcement

Mayor McCrea announced that Main Street is now open between 5th and 7th Streets. The contractor had reported some time ago that Main Street would be opened by the 15th of August, and it was opened at 4:00 p.m. on August 14.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - September 5, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels and Thompson. Absent: Commissioners Heathman and Lister.

In opening the meeting, Mayor McCrea stated that tomorrow, September 6, 1984, should be a memorable occasion in the City of Ottawa. According to the records of the city, September 6 marks the 120th anniversary of the incorporation of the City of Ottawa.

Approval of Minutes

The minutes of the last regular meeting held August 15, 1984, were approved as written.

Ordinance No. 2774-84 - Zoning

Commissioner Thompson made a motion that as recommended by the Planning Commission an ordinance rezoning a tract of land located at 606 N. Locust and 305 Forest from R-1 (Single Family Residential) to I-2 (Heavy Industrial) be passed. The motion was seconded by Commissioner Bemmels. Mayor McCrea asked for comments from anyone in the audience concerning the proposed rezoning. There were none. Commissioner Bemmels stated that inasmuch as the Planning Commission had held several public hearings and had recommended the change in zoning, he was in concurrence with the recommendation of the Planning Commission. Mayor McCrea and Commissioner Thompson concurred with Mr. Bemmels comments. Upon call for the question, all present voted in favor of the motion.

Approval of Six-Year Capital Improvements Program

Mayor McCrea opened discussion by commenting that the Planning Commission spends many hours in study sessions and in public hearings on such things as the six-year Capital Improvement Program (CIP) and the change of zoning for certain properties, such as the one just approved by the City Commission. Commissioner Bemmels made a motion that the City Commission approve the 1984 update of the Six-Year Capital Improvements Program as recommended by the Planning Commission. The motion was seconded by Commissioner Thompson, who then commented that the CIP is not set in stone, that any of the projects that cannot be funded in the year in which they are scheduled may be moved to a later date. Commissioner Thompson also pointed out that the CIP serves to stabilize the city mill levy as it relates to the city's debt. Upon call for the question, all present voted in favor of the motion.

Consider Change Order No. 1 and Final Acceptance of Southwest Sewer Main Extension No. 3 - Part 4

Mayor McCrea stated that the City Commission has a written statement from the city engineer that the Southwest Sewer Main Extension No. 3 - Part 4 has been completed in a satisfactory manner and that also Change Order No. 1 for the project is before the commission for approval. Commissioner Thompson made a motion that the City Commission approve Change Order No. 1 and give final acceptance to the construction of Southwest Sewer Main Extension No. 3 - Part 4. The motion was seconded by Commissioner Bemmels. Commissioner Thompson remarked that the change order does not affect the total amount of the contract in that the dollar amount for the total project remains \$10,743.00. The city manager stated that the change order adds \$550 for some additional work done by the contractor and subtracts \$550 from the total contract for omitting sodding in favor of seeding and fertilizing. Upon call for the question, all present voted in favor of the motion.

Agreement with Larkin & Associates for Evaluation of Forest Park Swimming Pool

Commissioner Bemmels made a motion to approve an agreement with Larkin & Associates for an evaluation of the Forest Park Swimming Pool. The motion was seconded by Commissioner Thompson. Mayor McCrea stated that the city manager's staff had done research attempting to find engineering firms which could handle the evaluation of the swimming pool. It was reported that all contacts made always referred back to Larkin & Associates for the evaluation. The swimming pool was originally designed by Larkin & Associates. In recent years, the pool has developed a bad leak along with other plumbing problems and it is felt that an evaluation is needed at this time to determine the problem and recommendations for methods of repair. The agreement states that the evaluation is to be completed by December 1984, at a total cost of \$4,200. Under the terms of the agreement, the pool will be inspected, the source of the leak will be determined, and a recommendation of the best way to repair the leak. An evaluation of the existing facility will be made to be certain it meets current standards and cost estimates for construction will be furnished. Upon call for question on the motion, all present voted in favor of the motion.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, September 4, 1984, at 7:00 p.m. in City Hall. Present: Chairman Searls and members Hendrix, Thornburg, Koch and Jackson. Absent: Members Underwood and Spears.

The minutes of the last meeting, held August 7, 1984, were approved as written.

The Planning Commission received public input regarding a request to be annexed into the City of Ottawa, submitted by the owner of the Village Inn Motel. After discussion, the Planning Commission took this matter under advisement.

The Planning Commission continued a Public Hearing to amend the Zoning Ordinance to change the front yard setback to 25 feet in all residential zoning districts except for M-P (Mobile Home Park). After discussion the Planning Commission voted 5-0 to recommend that this amendment be approved.

In a related matter, the Planning Commission agreed to put on the agenda of their next study session a concern regarding rear yard setbacks, which was brought to their attention by a member of the audience.

The Planning Commission continued a discussion of the proposed Development Policy Manual. After reviewing public hearing comments, the Planning Commission directed staff to make several changes in the Manual based upon their discussions and tentative policy decisions.

There being no further business, the meeting was adjourned.

After reading the report of the Planning Commission meeting, it was directed that the report be entered into the official record of the city.

Status Report of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - A new landscaping subcontractor has been approved by the city, and plant materials have been ordered. City Staff is currently working with the contractor, Meadows Construction, to improve the weathered condition of the planters, trash receptacles and benches.

2. Airport Runway & Taxiway Improvements - The contractor, LRM Industries is currently working on the construction of a new parallel taxiway. The scheduled completion date of this improvement and the runway overlay is September 11.
3. Airport Lighting Improvements - On August 6, 1984 the City received bids for the construction of lighting improvements, the low bid was \$32,986.25. The Federal Aviation Administration and City Commission have approved the contract award, and Construction is expected to begin this month.
4. Cypress and Olive Street Storm Drainage Improvements - The City received word on August 21 it had been awarded \$74,991 from the Small Cities Block Grant Program for storm drainage and street improvements in this area. This grant award will be supplemented by city in kind services and funds in the amount of \$72,400 for a total project cost of \$147,391. Pending a Grant Agreement with the State of Kansas, the City will proceed with finalizing the plans for this improvement. A spring bid letting is expected.
5. 1984 Street Rehabilitation Program - Three of the four street improvements have been completed as of August 31: 13th Street between Main and Cedar; 10th Street from Main to Cedar; and North Sycamore between Redjacket and Wilson. Work is continuing on the reconstruction and overlay of South Willow from 2nd to 7th. Completion of all Street Rehabilitation is expected by September 30.
6. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements and improvements to the treatment facility is in progress. Most recently the contractor has been hauling dirt from the site of the plant's impoundment area, to the power plant facility, where the dirt is being used to fill in the former water plant spray ponds.
7. Skunk Run Storm Drainage Improvement Phase IV - Channel improvements in City Park were completed last week, with the installation of the new footbridge. City Staff is currently working with Bucher & Willis to plan the landscaping around the newly constructed channel. The landscaping will be completed this fall. Work has proceeded to 7th & Main streets, where the contractor has approximately ten days to complete the installation of the box culvert under the railroad tracks. After the Santa Fe replaces the tracks, the contractor will complete the road improvement. Seventh Street is expected to be closed until the end of September.
8. Skunk Run Storm Drainage Improvement Phase V - A bid letting for the final phase of this improvement, from 7th & Pecan to Kanza Park, is planned for mid September. City staff has nearly completed acquisition of permanent and temporary easements necessary to accomodate construction.
9. Southwest Sewer Main Extension No. 3, Part 4 - This project has been completed, and necessary documentation has been submitted by the contractor.
10. Marias des Cygnes River Bridge - A fall bid letting is anticipated.
11. 15th & Main Federal Hazard Elimination Safety Program Improvements - Construction of these intersection improvements were started during the week of July 23. Road work is expected to be complete by the end of the month.
12. 23rd Street Project - The Public Works Department is continuing their work on 23rd, and most recently has been laying base rock.

A question was raised about when the funding for Item No. 4, the Cypress/Olive Street drainage improvements, would be available. The city manager stated that an environmental review of the project must be made, which will take approximately thirty days and hopefully the city could expect funding to be available by mid to late October.

Ordinance No. 2775-84 - Annexation

Commissioner Bemmels made a motion that an ordinance annexing certain lands to the City of Ottawa, the tract of land known as Hope Cemetery and a tract of land known as the Orlis Cox Baseball Field, in conformity with the provisions of K.S.A. 12-520 (b) be passed. The motion was seconded by Commissioner Thompson. Mayor McCrea explained that the reason for the annexations as proposed is that the city presently does not have proper police jurisdiction in these areas and by annexing the property, it will bring it completely under city control. Upon call for the question, all present voted in favor of the motion.

Agreement with Foresight, Inc. for Conducting Housing Survey

Commissioner Thompson made a motion that the city enter into an agreement with Foresight, Inc. for services to be rendered in conducting a survey of housing in conjunction with the establishment of a comprehensive housing plan. The cost of the survey is not to exceed \$4,000. The motion was seconded by Commissioner Bemmels. The city manager commented that the housing survey is needed in conjunction with the establishment of the comprehensive housing plan in order to fulfill the requirements of the 1982 Community Development Block Grant program in establishing the need for various types of housing within the community. The city has not had a housing survey since one done in 1974 when the city undertook the present comprehensive plan. The results of the survey can be used by developers and builders in meeting the need for all types of housing in the City of Ottawa, and the results are also used when applying for various types of federal grants and loans. Upon call for the question, all present voted in favor of the motion.

Review of City Investment Schedule

Commissioner Bemmels made a motion that the City Investment Schedule for August 1984 be approved. The motion was seconded by Commissioner Thompson. The schedule shows \$6,135,000 invested at an average interest rate of 11.73%, with the lowest rate being 9.5% and the highest rate being 12.017%. Upon call for the question, all present voted in favor of the motion.

Cereal Malt Beverage License Application

The city clerk presented an application for cereal malt beverage license for Triple K Limited, doing business as Casey's General Store, located at 1002 N. Main, naming Romona Ann Carner as manager. The city clerk explained that the reason for the application is that Casey's General Store has changed managers and a license must be issued in the name of the manager. Mayor McCrea asked the city clerk what is involved in reissuing a license that names a new manager for an establishment. The city clerk explained that time is spent first in a meeting at city hall with the district manager to determine what is necessary to be done. The city clerk reviews the application form with the district manager and when the completed application is submitted, the city clerk must review it for completeness and then it is submitted to the city attorney for approval and a records check is requested from the Department of Public Safety to ascertain that the newly named manager has no felony record within the last two years. As a final part of the process, the application is submitted to the Governing Body for approval and then the license can be reissued. Mayor McCrea then asked the city clerk to estimate the proper fee for reissue of license due

to change in manager, considering the time of those persons involved. The city clerk stated that \$50.00 might be an appropriate fee.

Commissioner Thompson made a motion that a license to sell cereal malt beverage in original and unopened containers be issued to Triple K Limited, doing business as Casey's General Store, 1002 N. Main, Romona Ann Carner, manager, be approved. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - September 19, 1984

The City Governing Body met in regular session at 9:35 a.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Lister and Thompson.
Absent: Commissioner Heathman.

Approval of Minutes

The minutes of the last regular meeting held September 5, 1984, were approved as written.

Resolution No. 388 - Authorizing Acquisition of Real Property

Mayor McCrea stated that the City Commission at this time would consider a resolution authorizing and providing for the acquisition of real property for the purpose of controlling drainage by beginning the procedure of acquisition of property by right of eminent domain. Mayor McCrea stated that the real property being considered for condemnation was necessary for the completion of the final phase of the Skunk Run Storm Drainage Improvement. Mayor McCrea then asked if there was anyone in attendance that wished to address the subject.

Mrs. Eloise Andrews stated that Mr. William L. Eubank, owner of the property in question, had returned to Sandpoint, Alaska, and she had been left with power of attorney for receiving notices and correspondence concerning the proceedings on the property. She stated that Mr. Eubank had discussed this with her at length before his departure and he was still in hopes that a negotiated settlement might be reached as opposed to condemnation of the property through right of eminent domain. Mrs. Andrews stated that the city had initially offered Mr. Eubank \$7,500 for the property and then increased the offer to \$8,000. However, Mr. Eubank did not feel that was sufficient as he would receive a like amount in rental income in approximately 4-1/2 years, plus income tax deductions, from the property. Mrs. Andrews also discussed the possibility of the city paying Mr. Eubank the proposed price and allowing Mr. Eubank to retain ownership of the mobile home and that he be allowed to dispose of it as he saw fit. Mrs. Andrews further stated that Mr. Eubank owns other properties in the City of Ottawa and that he had plans for development of this particular tract.

Commissioner Thompson then stated that it should be understood that the city is open to negotiation for purchase of the property and negotiations could continue through the court action, hoping that a settlement might be reached before the court's decision is rendered.

Mr. Bemmels stated that one of the reasons for starting this procedure at this time is that it should be underway prior to the opening of bids, scheduled for October 11, 1984.

Mayor McCrea commented that the city had talked with the engineers about the possibility of covering the channel through the Eubank property but that would cost an additional \$20,000 plus engineering fees. To move the channel to the west would cost an additional \$5,000 plus engineering fees and costs of additional easement acquisition. Also channeling the drainage through the Eubank property avoids sharp bends in the waterway.

Commissioner Thompson made a motion that a resolution authorizing and providing for the acquisition of Lots 42, 44, 46 and 48, Block 8, University Addition, for the purpose of controlling drainage be passed. The motion was seconded by Commissioner Bemmels and upon call for the question, all present voted in favor of the motion.

Ordinance No. 2676-84 - Authorizing Acquisition of Real Property

Inasmuch as this ordinance deals with the same subject matter as Resolution No. 388, there was no discussion on this item. Commissioner Lister made a motion that an ordinance authorizing and providing for the acquisition of Lots 42, 44, 46 and 48, Block 8, University Addition, for the purpose of controlling drainage be passed. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Agreement for Tuckpointing and Waterproofing a Utility Building

The City Commission proceeded to consider a contract for tuckpointing and waterproofing the old electric generation building at the power plant site. Mid Continental Restoration Company, Inc. of Fort Scott, Kansas, submitted a proposal for tuckpointing and waterproofing the old power plant building in the amount of \$31,230, plus an alternate if accepted of \$800 for substituting Hydrozo for silicone for the final waterproofing of the building. The building has been in service for many years, and it was deemed advisable by the City Commission to take this step in the restoration and preservation of the building as it will be needed for many years to come. Commissioner Bemmels made a motion that the city enter into an agreement with Mid Continental Restoration Company, Inc. for tuckpointing and waterproofing the old electric generation building for a total price of \$31,230, plus alternate No. 1 for substitution of the waterproofing material for the sum of \$800, making the total cost \$32,030. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

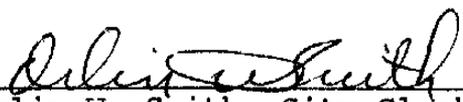
Proclamation - Constitution Week

A proclamation was read proclaiming the week of September 17-23, 1984 as Constitution Week. Commissioner Lister made a motion that the mayor be authorized to sign such a proclamation. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Request for Sidewalk Sale

Town and Country Supply, 202 S. Walnut, Ottawa, Kansas, submitted a request to hold a sidewalk sale and power tool demonstration on the sidewalk in front of their store on September 21, between the hours of 10 a.m. and 5 p.m. Their written request explained that they had originally planned to have the sale in a new warehouse building but inasmuch as the new building was not yet completed, they were requesting to hold the sale on the sidewalk in front of their store. Commissioner Bemmels made a motion that Town and Country Supply be permitted to have a power tool demonstration and tool sale on the sidewalk in front of their store just south of their front door on Friday, September 21, between the hours of 10 a.m. and 5 p.m. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - September 24, 1984

The City Governing Body met in special session at 3:00 p.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Heathman and Thompson.
Absent: Commissioner Lister.

The purpose of the special meeting is to consider resubmission of an application for economic development block grant funds for the reconstruction of the North American Hotel. Mayor McCrea called on the city manager, David Watkins, to explain the details of the application resubmission.

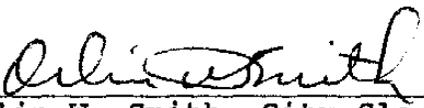
The city manager explained that the Kansas Department of Economic Development (KDED) staff had encouraged the city to resubmit the application for \$250,000 for the reconstruction of the North American Hotel. The deadline for the second round of applications is October 15, 1984; however, it was thought advisable to submit the application early to give the KDED staff an opportunity to go through the application and possibly pinpoint any weak spots that the City of Ottawa might be able to correct. The application is basically the same as the earlier one except some additional information has been supplied by the developer to strengthen the application. If the city is successful in receiving the economic development funds, the city will in turn loan the money to the developers of the North American Hotel to be repaid over a period of twelve years at no interest with a balloon payment in the twelfth year amounting to \$160,000. The refurbished hotel will create approximately 39 jobs in the community, rehabilitate 38 apartments and provide for retail commercial space on the first floor of the hotel.

Mayor McCrea then stated that the additional information requested of the developer had been supplied and the city was feeling reasonably comfortable with its chances for receiving the grant.

There being no further discussion or comment, Commissioner Thompson made a motion that the public hearing be closed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Commissioner Bemmels then made a motion that the City Commission approve making an application for an economic development grant in the amount of \$250,000 for the reconstruction of the North American Hotel to the Small Cities Community Development Block Grant Division of the Kansas Department of Economic Development. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

The subject matter for which this special meeting was called having been covered, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - October 3, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, October 4, 1984 at 7:00 p.m. in City Hall. Present: Chairman Searls and members Underwood, Hendrix, Thornburg, Koch and Jackson. Absent: Member Spears.

The minutes of the last meeting, held September 4, 1984, were approved as written.

The Planning Commission continued a discussion of a request for annexation submitted by the owner of the Village Inn Motel. After reviewing both positive and negative aspects of this request, the Planning Commission recommended against annexing this property by a vote of 6-0.

The Planning Commission considered calling a Public Hearing to reduce rear yard setbacks in the M-H (Mobile Home) District. After discussion, no action was taken on this matter.

The Planning Commission called a Public Hearing to amend Article 26, section 13 of the Zoning Ordinance regarding the adjustment of setbacks.

The Planning Commission continued a discussion of the proposed Development Policy Manual. Don Burroughs appeared before the Planning Commission and objected to the policies that have been included. After discussion, the Planning Commission decided to review those policies discussed before making a recommendation to the City Commission.

Due to the fact City Hall will be a voting location for national, state and local elections on the date of the next regular Planning Commission meeting, the Planning Commission announced that their meeting of November 6 would be held at the Youth Center.

There being no further business, the meeting was adjourned.

At the conclusion of the report of the Planning Commission meeting, it was directed that the report be entered into the official record of the city.

Charter Ordinance No. 9 - Exempting City from State Statutes Concerning Licensing Fees for Cereal Malt Beverage License

Mayor McCrea stated that it has become necessary for the city to exempt itself from the Kansas Statutes governing the fees the city may charge for cereal malt beverage license because the cost of enforcement of existing laws for establishments that sell cereal malt beverage is much greater than the license fees charged.

Commissioner Lister made a motion that a charter ordinance exempting the city from state statutes governing license fees for cereal malt beverage licenses be passed. The motion was seconded by Commissioner Bemmels. Commissioner Thompson said he felt tht it was time the city evaluated the fees charged for license for firms that sell cereal malt beverage inasmuch as the fee structure has not been changed for at least 19 years. Commissioner Heathman stated that he did not think the license fees for cereal malt beverage license should be increased, but possibly only in the area of renewal of license for reason of management change. Present state law sets forth that license fee shall be a minimum of \$25 or a maximum of \$100, and in order to change such fees, the city must exempt itself from the statute setting forth those regulations, and provide substitute regulations.

Commissioner Lister stated that she felt it was time that the city should reconsider the fees being charged for cereal malt beverage licenses, and that to effectively do so the city must exempt itself from the state laws which establish the fees. There being no further discussion, the question was called and all present voted in favor of the motion except Commissioner Heathman who voted opposing the motion.

Resolution No. 389 - Amendment to Kansas Municipal Energy Agency Agreement

Mayor McCrea explained that the purpose of Resolution No. 389 is to authorize the city to sign the second amendment to the Kansas Municipal Energy Agency Agreement, which will allow the cities of Hill City, Lacrosse, Lindsburg, Oakley and Sabetha to withdraw from the Kansas Municipal Energy Agency, and for the cities of Belleville, Girard, Mead and Stockton to join the Kansas Municipal Energy Agency. Commissioner Bemmels made a motion that a resolution authorizing the mayor and city clerk to execute the second amendment to the city's agreement with the Kansas Municipal Energy Agency which allows the cities of Hill City, Lacrosse, Lindsburg, Oakley and Sabetha to withdraw their membership in the Kansas Municipal Energy Agency, and allows the cities of Belleville, Girard, Mead and Stockton to join the Kansas Municipal Energy Agency. The motion was seconded by Commissioner Thompson and upon call for the question, all present voted in favor of the motion.

Agreement to Purchase a Tract of Land for Airport Purposes

Mayor McCrea stated that the City Commission presently has an agreement to consider whereby the city will purchase 40 acres of land north of the municipal airport for \$41,000 and prior to the purchase of the property will purchase an avigation easement across the property immediately north of the airport for \$3,000. Commissioner Thompson made a motion that the city enter into an agreement to purchase the 40 acres immediately north of the Ottawa Municipal Airport for \$41,000, and that the city purchase an avigation agreement across the property for \$3,000. The motion was seconded by Commissioner Bemmels. Mayor McCrea explained that it is necessary for the city to purchase the 40 acres as that is part of the agreement for the securing of the avigation easement. Further Mayor McCrea stated that it is very possible that the city will need the 40 acres north of the airport for airport purposes in the near future. Commissioner Heathman stated that a clause in the contract states that the sum of \$3,000 shall be paid on or before the first day of October 1984. Inasmuch as the commission is acting on this agreement on the third day of October 1984, has the \$3,000 been paid prior to the approval of the agreement. Mayor McCrea answered Commissioner Heathman that the \$3,000 for the avigation easement has not been paid and should a change be necessary in the agreement for purchase of the property, the attorneys would have changed the agreement. It was further discussed that it is necessary to secure the avigation easement to be in compliance with FAA rules and regulations inasmuch as the FAA is currently funding airport improvements. If the city did not secure the necessary avigation easements, the FAA could withhold funds for the present improvement now underway. There being no further discussion, the question was called and all present voted in favor of the motion.

Review of Investment Schedule

Commissioner Lister made a motion that the city investment schedule as of September 30, 1984, be approved, stating that as of that date the city had a total of \$5,935,000 invested at an average interest rate of 11.88 percent, with the lowest interest rate being paid shown as 9.5 percent and the highest rate shown as 12.035 percent. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Status Report on Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - A new landscaping subcontractor has been approved by the city, and plant materials have been ordered. Planting will begin in October according to a schedule which will accommodate the best planting time for all materials to be planted. The contractor refinished the trash receptacles and benches during the week of September 15.
2. Airport Runway & Taxiway Improvements - The contractor, LRM Industries is currently working on the construction of a new parallel taxiway. Work will be extended past the September 11 contract deadline. The city expects to have an updated construction schedule from LRM this week.
3. Airport Lighting Improvements - A preconstruction conference was held on September 21. A notice to proceed will be issued in approximately six weeks and construction will begin in mid November.
4. Cypress and Olive Street Storm Drainage Improvements - The City expected to receive a formal grant agreement on October __?__. After execution of this agreement, the city will proceed with finalizing plans. A spring bid letting is expected.
5. 1984 Street Rehabilitation Program - All curb and gutter improvements have been completed on Willow Street. The asphalt overlay of Willow between 2nd and 7th streets will be completed this week, assuming dry weather. All other street rehabilitation projects have been completed.
6. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements and improvements to the treatment facility is in progress. Reed Construction has started construction of the main sewer line improvement on 1st street.
7. Skunk Run Storm Drainage Improvement Phase IV - The contractor is continuing work at 7th and Main streets. The precast box culvert was installed and channel improvements are currently being adjacent to that box culvert. 7th street is expected to be closed through this month. City Staff is currently working with Bucher & Willis to plan the landscaping around the newly constructed channel. The landscaping will be completed this fall. The contractor will remove all rocks from the area to be landscaped before landscaping proceeds. Sidewalks up to the bridge will also be installed by the contractor. Planting will begin in late October and continue through the end of the year according to a schedule which will accommodate the best planting time for all materials to be planted.
8. Skunk Run Storm Drainage Improvement Phase V - A bid letting for the final phase of this improvement, from 7th & Pecan to Kanza Park, has been scheduled for October 11. City staff has nearly completed acquisition of permanent and temporary easements necessary to accommodate construction.
9. Southwest Sewer Main Extension No. 3, Part 4 - This project was accepted by the City Commission at their September 3 meeting. Final payment has been made.
10. Marias des Cygnes River Bridge - The city has been advised that the bid letting has been moved to February.

11. 15th & Main Federal Hazard Elimination Safety Program Improvements - All construction of this intersection improvement has been completed. New signals have been ordered the the Kansas Department of Transportation, and are expected to be delivered by mid October. The City expects that these new signals will be installed by mid November.
12. 23rd Street Project - The Public Works Department is continuing their work on 23rd, and most recently has spead oil on the previously laid base rock.
13. Housing survey and needs assessment - The New Horizons Fair Housing Task Force and Franklin County Community Housing Resource Board have completed the first phase of this study. A copy of the EXISTING CONDITIONS REPORT may be checked out at the City Manager's Office. A meeting to gather input regarding possible housing actions the city should pursue has been Scheduled for Thursday, October 4 at 7:00 p.m. in City Hall.

At the conclusion of the reading of the report on current city projects, Mayor McCrea inquired as to who would be doing the landscaping through City Park. The city manager stated that the city plans to contract with Willis Nursery for the landscaping and plantings.

Agreement for Advisory Services

Mayor McCrea stated that the city is considering an agreement with Old West Partnership for advisory services to be used in conjunction with the city's applications for Community Development Block Grant funds. Commissioner Bemmels made a motion that the city enter into an agreement with the firm of Old West Partnership for consultation and advisory services in conjunction with the city's applications for Community Development Block Grant funds, and stipulate that the fee not exceed \$500. The motion was seconded by Commissioner Lister. Mayor McCrea explained that the city staff had prepared all applications for Community Development Block Grants to date, but the application process has changed and it was felt that the city might need some consulting services to properly complete current applications. Commissioner Heathman objected to the agreement, stating that the agreement calls for services at \$32.50 per hour, 25 cents per mile for use of vehicles and \$30 per day for per diem. He felt the city could not receive much in the way of service for the \$500 fee stipulated. It was explained that the city plans to use the firm for telephone consultation only and there should be no travel involved. The agreement that the city is entering into is a standard agreement for services for Old West Partnership and if travel and meeting are required the agreement covers the charges for those services. Mayor McCrea asked Commissioner Heathman if he wished to increase the maximum fee stipulated and Commissioner Heathman indicated that he did not wish to increase the fee. The city manager stated that Old West Partnership is comprised of Mr. Jim Witt of Dodge City and Mr. Pete Olson of Garden City, who have assisted many cities in successful completion of grant applications. Commissioner Heathman objected to the hiring of consultants inasmuch as he stated city staff had plenty of time to complete the applications without hiring people to assist them. Upon call for the question, all present voted in favor of the motion, except Commissioner Heathman who voted opposing the motion.

Parade Request

Ottawa High School and Ottawa University submitted a request for a homecoming parade to be held on Ottawa's Main Street on Wednesday, October 10, at 7:00 p.m. The request stated that the parade is to start at City Park and proceed north on Main Street to the Kansas State Bank. Mayor McCrea stated that a copy of the request had been forwarded to the Ottawa Department of Public Safety, which department had approved the request. Commissioner Thompson made a motion that Ottawa University and Ottawa High

School be permitted to hold a homecoming parade on Main Street in Ottawa on October 10, at 7:00 p.m. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Mayor McCrea then called on the City Commissioners who had attended the recent Kansas League of Municipalities meeting to report of the sessions each found most interesting.

Commissioner Lister stated that one of the more informative sessions that she had attended was on the industrial development bonds, also known as industrial revenue bonds. In the past the industrial revenue bonds have been administered by the federal government, but in the future they are going to be administered by the state. There will be a limit that may be issued by each state. The limit for the State of Kansas is \$150 per capita, or a total of \$362,000,000 for 1984. The limits in 1985 and 1986 will be approximately the same as 1984, but in 1987 the amount will be reduced to \$100 per capita per state. In 1987 the bonds will be restricted to manufacturing uses only. The allocations will be separated into what is called "historic users pool" and "potential users pool". The historic users will be for municipalities who have issued industrial revenue bonds in the last few years and the potential users pool will be for municipalities that have not heretofore issued industrial revenue bonds. For the present time, the authorization for issuance of such bonds will remain in the hands of the various governing bodies of the state. It is very possible, however, that the authority for issuance will be moved to the legislature in the future.

Commissioner Bemmels reported on the message from the speaker of the Monday noon luncheon, Mr. John Seel, Vice President of The Naisbitt Group, Washington, D.C. Mr. Seel's topic was Megatrends and Minitrends affecting our societies in the future. To illustrate the point, in the early 1900's approximately one-third of the American population was involved in agriculture and today, it is in the vicinity of six percent. Today, approximately fifteen percent of our population is involved in manufacturing and by the turn of the century, there will be only about six percent. Those workers that are displaced from the present industrial society will join in the information society, which is currently developing in this country.

Commissioner Thompson reported on the Kansas Main Street Program, which is directed toward revitalizing the downtown areas in the many cities across the nation. Mr. Thompson said he was very proud that he was from Ottawa when they began discussing the things that can be done to clean up and promote a downtown area, such as parking lots, proper signing on storefronts, curb/gutter/sidewalk/street repairs, appropriate lighting, plantings, park benches and those things to enhance the appearance of the downtown area. It was also mentioned that the approach streets to cities need to be clean and attractive. Commissioner Thompson said he felt that Ottawa needed to address that area. In the areas of things that the merchants might do would be to maintain their stores in an attractive manner and be consistent in their open hours and promotions to attract patrons to do their shopping.

Mayor McCrea reported on a few other workshops that he was able to attend. One was on the creation of maintenance of public improvements for private development. This workshop pertained to using monies from grants and other sources to develop the proper atmosphere for private development. Another workshop was on capital improvement planning, which the City of Ottawa is involved in. However, Mayor McCrea stated that he did hear some suggestions on capital improvement planning which he thought would help the city. The Secretary of the Kansas Department of Transportation, Mr. John Kemp, reported on the monies that would be available for road and bridge work for the next few years. Mr. McCrea stated that the Ottawa Director of Public Works, Mr. Bob Moore, had attended a session and learned that there was approximately \$20,000 available that the city might be able to use for overlay of streets and bridges. The final session that Mayor McCrea had

comments about was an address by Governon John Carlin, which compared the State of Kansas with other states in its direction being taken for inviting development. Mr. McCrea stated that this was the fourth such conference he had attended and he finds each one very informative.

Mrs. Mildred Heathman appeared before the City Commission requesting to know whether the wives of the city commissioners accompanied their husbands to the recent League of Kansas Municipalities meetings, and if a reservation was made for Commissioner Heathman, and if the reservation was cancelled inasmuch as Commissioner Heathman did not attend the meeting. Mrs. Heathman was answered that Mrs. Thompson and Mrs. McCrea did attend the meeting and that Commissioner Heathman's reservation was cancelled. Mrs. Heathman wanted to know the cost of the commissioners attending the meeting and she was assured by Mayor McCrea that the cost would be made available to her as soon as the total costs were compiled. Mrs. Heathman objected to all of the commissioners attending the meeting as well as the city staff. Mrs. Heathman's objections were based on the idea that the city did not receive just benefits from all commissioners attending the meetings. Mrs. Heathman suggested that two commissioners and the city manager be delegated to attend the meeting each year and to report back to the city commission. Mayor McCrea stated that there are several workshops going on at the same time at this type of meeting and it would be impossible for two or three people to cover all of the workshops and gather the appropriate information. It was suggested to Mrs. Heathman that she and Commissioner Heathman attend one of these meetings so that she would be better able to determine whether the cost and time involved were worthwhile. Mrs. Heathman stated that she and her husband would attend if they could be part of a two or three person delegation.

Mr. Bill Rice, County Deputy, State Master of the Kansas State Grange, appeared before the City Commission and asked if Mayor McCrea could speak at the opening meeting of the Kansas Grange Association at Ottawa University at 2:30 p.m. on October 19. Mayor McCrea stated that he would check his calendar and would attend if at all possible. Mayor McCrea further stated that if he could not appear at that time, possibly one of the other commissioners could appear and speak to the Grange.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - October 17, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None. Mayor McCrea opened the meeting by stating that as most are aware, the City Manager, David Watkins, has resigned his position with the City of Ottawa in order to accept the position as City Administrator of the City of Lenexa, Kansas. Mayor McCrea commended the city manager for the job he had done in and for the City of Ottawa and congratulated him and wished Mr. Watkins well on the bigger and more challenging position in Lenexa.

Approval of Minutes

The minutes of the regular meeting held September 19, 1984, a special meeting held September 24, 1984, and the regular meeting held October 3, 1984, were approved as written.

Agreement with Kansas Department of Economic Development

Commissioner Bemmels made a motion that an agreement with the Kansas Department of Economic Development accepting a grant in the amount of \$169,990 to finance community development activities be approved. The motion was seconded by Commissioner Lister. Commissioner Thompson commented that the purpose of the grant is to correct a drainage problem in the vicinity of Olive Street between Ninth and Tenth, and that the city had begun looking into the project one and one-half years ago. The project will include storm drainage and piping as well as some paving. Commissioner Lister commented that the project was originally thought to be small; however, when engineering was commenced, it was determined that the scope of the project would be much larger than had been anticipated. Upon call for the question, all present voted in favor of the motion.

Resolution No. 390 - Guidelines for Handicapped Discrimination Requirements

Commissioner Lister made a motion that a resolution setting forth suggested guidelines for compliance with the handicapped discrimination requirements of the federal Office of Revenue Sharing be passed. The motion was seconded by Commissioner Thompson. Commissioner Thompson stated that this is one of the many strings attached to the receipt of Revenue Sharing funds. The stipulations set forth in the resolution are guidelines only but the city must make public facilities accessible to the handicapped by October 1, 1986. Commissioner Bemmels commented that some of the regulations and changes which must be complied with will require structural modifications to city buildings and some will affect only procedures, such as providing for communication with the deaf or the blind. Commissioner Lister commented that all cities and counties receiving federal Revenue Sharing funds must adopt similar guidelines in order to comply with existing regulations. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2777-84 - Providing for Revocation of Building Permits

Commissioner Thompson made a motion that an ordinance setting forth regulations for the revocation of building permit for lack of progress on the project for which the permit was issued be passed. The motion was seconded by Commissioner Bemmels. Commissioner Lister stated that under the present building permit regulations, once a building permit is issued, the city has no authority to revoke the permit if no action is taken on it. Under this situation a building may remain in a state of disrepair for indefinite periods of time and the city has no authority to order the building repaired or condemned. Under ordinance 2777-84, if substantial work is not completed within 180 days, the city can cancel the building permit and initiate condemnation proceedings. The city manager commented

that in a few cases there are dangerous buildings located within the city for which building permits have been issued and the city has no authority to condemn or order the demolition of the structure. Ordinance No. 2777-84 should alleviate this problem. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2778-84 - Building Setback Requirements

Commissioner Bemmels made a motion that an ordinance amending and modifying Ordinance No. 2713-82 in order to provide for a twenty-five foot front yard setback by specifically amending Article VII, Section 6, Paragraph 1(a) and Article VIII, Section 6, Paragraph 1(a); to provide for a six-foot side yard setback by specifically amending Article VII, Section 6, Paragraph 2(a) and Article VIII, Section 6, Paragraph 2 and Article XII, Section 7, Paragraph 2, be passed. The motion was seconded by Commissioner Thompson. Commissioner Bemmels stated that at the present time there are no uniform setback requirements for the various zoning districts in the city. Ordinance No. 2778-84 will make a twenty-five foot setback requirement uniform in all zoning districts, except the MP (Mobile Home Park) District. There being no further comment, the question was called and all present voted in favor of the motion.

Consider Recommendations of Planning Commission Concerning Request for Annexation of the Village Inn Motel

Commissioner Thompson made a motion that the City Commission accept the recommendations of the Planning Commission, which would deny the request for annexation as submitted by the owners of the Village Inn Motel. The motion was seconded by Commissioner Lister. Mayor McCrea opened the discussion by stating that the Planning Commission had spent considerable time studying the request for annexation of the Village Inn Motel, considering both advantages and disadvantages for the city and their recommendation was that it would not be wise for the City of Ottawa to annex the property on which the Village Inn Motel is located. Commissioner Bemmels stated that it had been determined that the cost of extending electrical service to the motel would cost the city \$8,500 and the cost of extending sanitary sewer service to the motel would be approximately \$90,000. To serve the motel with sanitary sewer service would require the installation of a sewer lift station and a six inch force main. There being no further discussion, the question was called and all present voted in favor of the motion.

Request for Parade and Proclamation

Mr. Wilbert Batdorf, Quartermaster of the Veterans of Foreign Wars, appeared before the City Commission requesting that a proclamation be issued urging the citizens of this community to support the VFW Buddy Poppy Sales and requesting that the VFW be permitted to hold a Veterans' Day Parade on Main Street in Ottawa on November 10, 1984, at 2:00 p.m. The route of the parade will be from Park Street proceeding north on Main and ending at Main and Tecumseh Street. Commissioner Lister made a motion that the proclamation be approved and that the Veterans' Day Parade be approved. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Request for Christmas Parade

Larry Powell, Executive Director of Greater Ottawa Chamber of Commerce, appeared before the City Commission representing the Ottawa Retail Association requesting permission to hold the annual Ottawa Christmas Parade on Saturday, December 1, 1984. The parade is to assemble at Forest Park, starting at 10:00 a.m., and proceed to Park Street for disbanding. Mr. Powell stated that the reason for assembling the parade in Forest Park and disbanding at Park Street is that Forest Park allows more room for assembly. Commissioner Thompson made a motion that the Ottawa Retail Association be

permitted to hold the annual Christmas Parade at 10:00 a.m. December 1, 1984, and that the parade route be as specified. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Request for Cereal Malt Beverage License

A request for cereal malt beverage license was submitted by Ricci Enterprises for the operation of Buds at 1020 N. Main. The application is for consumption on premises. Ricci Enterprises is a corporation naming Lloyd F. Newcomb, Jr., president and secretary. The city clerk reported that all requirements for issue of cereal malt beverage license had been met. Commissioner Thompson made a motion that a cereal malt beverage license be issued to Ricci Enterprises for the operation of Buds at 1020 N. Main. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Review Bids for Storm Drainage

Mayor McCrea announced that the city had received bids for Phase V of the Skunk Run Storm Drainage Improvement on October 11, 1984, and all bids were quite high. Commissioner Lister stated it appears that the city must reject all bids; that there is really no choice in the matter inasmuch as the bids exceeded the amount of money available; that the project may need to be modified, possibly removing a guard rail and some fencing improvements. Commissioner Bemmels stated that another item that might be deleted from the bid specifications would be the installation of a sanitary sewer that might be accomplished with city crews. Commissioner Thompson stated that Phase V of the Skunk Run Storm Drainage Improvement is the final phase of the storm drainage project which includes the area from 8th & Pecan Street to Kanza Park. The grant which the city received for the project amounts to \$500,000 and the lowest of the bids received was \$616,027. The \$500,000 grant must cover engineering and easement acquisition as well as construction. Commissioner Heathman stated that he was in agreement with all comments of the commissioners and since only \$500,000 was available, the bids should probably be rejected. Mayor McCrea indicated that the project needs more study and said new bids would be received at a later date. Commissioner Lister made a motion that all bids received for Phase V of the Skunk Run Storm Drainage Improvement be rejected. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Proclamation - National Business Women's Week

A proclamation was read naming the week of October 21-27, 1984, as National Business Women's Week. Commissioner Bemmels made a motion that the mayor be authorized to sign the proclamation. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Proclamation - Alcohol and Other Drug Abuse Awareness Week

A proclamation was read proclaiming the week of October 21-27, 1984, as Alcohol and Other Drug Abuse Awareness Week. Commissioner Lister made a motion that the mayor be authorized to sign the proclamation. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Proclamation - Adopt a Dog Month

A proclamation was read proclaiming the month of October as Adopt a Dog Month. Commissioner Thompson made a motion that the mayor be authorized to sign the proclamation. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

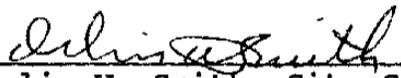
Mayor McCrea announced that the County Commission had authorized free dumping at the county landfill the week of October 15-20, 1984. The mayor

urged that all citizens take advantage of this opportunity. All loads received at the dump properly covered will be free of charge; all uncovered loads will be charged the regular fee.

Mayor McCrea also announced that at 7:00 a.m. on October 18, 1984, a group from Iowa State University will be going through Ottawa carrying a torch from the University of Oklahoma to Iowa State University.

Mr. Al Mages appeared before the City Commission requesting that a neighborhood watch sign be installed at 5th and Cherry. Mr. Mages stated that the residents in that area had purchased three such signs but to date only signs had been installed. The city manager indicated that he would check into the problem and see that the sign was installed. Mr. Mages also requested that anti-littering signs be posted in the city parks, particularly in the Forest Park area.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - November 7, 1984

The City Governing Body met in regular session at 9:35 a.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Lister and Thompson.
Absent: Commissioner Heathman.

Mayor McCrea opened the meeting by stating that the City Commission has appointed the Administrative Assistant, Kristy Cannon, as Interim City Manager, to serve from the time that Mr. Watkins leaves his post in the City of Ottawa until such time as a new city manager is selected. Salary and other details have not been determined as yet. The mayor further reported that as of this date, nine applications for the city manager position have been received. The City Commission will not begin the selection process until December 1, the deadline for submission of applications for the post of city manager.

Approval of Minutes

The minutes of the last regular meeting held October 17, 1984, were approved as written.

Amendment to Fixed Base Operator Lease for Municipal Airport

Commissioner Bemmels made a motion that the term of the fixed base operator's lease with Paul Martin for the Ottawa Municipal Airport be extended to December 31, 1984. The motion was seconded by Commissioner Thompson. Commissioner Bemmels explained that the City Commission had been approached by Mr. Martin prior to the original expiration date of October 1, 1984, asking that he be allowed a longer term to allow him to formulate additional plans for the operation of the airport. The City Commission, in order to give consideration to a lease with a longer term, had determined that it would be advantageous to extend the present lease through December 31, 1984, to allow for additional planning for both parties. It was also thought that the lease might be less cumbersome on a calendar year basis as opposed to the present fiscal year basis. Upon call for the question, all present voted in favor of the motion.

Amendment to the Airport Services Agreement for Municipal Airport

Commissioner Lister made a motion, stating that it was a companion to the foregoing item, that the Airport Services Agreement with Paul Martin for the Ottawa Municipal Airport be extended to December 31, 1984. The motion was seconded by Commissioner Thompson. Mayor McCrea commented that the explanation given by Commissioner Bemmels on the foregoing item also explained the commission's action on the present item. Upon call for the question, all present voted in favor of the motion.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, November 6, 1984 at 7:00 p.m. in the Ottawa Youth Center. Present: Chairman Searls and members Underwood, Hendrix, Thornburg, Koch, Jackson and Spears. Absent: None.

The minutes of the last meeting, held October 4, 1984, were approved as written.

The Planning Commission held a public hearing to consider the rezoning of a tract of land generally located at 1550 South Cedar from C-2 (General Commercial) to R-2 (Multi-family Residential). The Planning Commission received comments from the applicant in support of this rezoning and from citizens in opposition to this rezoning proposal. In accordance with Planning Commission bylaws, the hearing was continued to the next regular meeting.

The Planning Commission held a public hearing to consider the rezoning of a tract of land generally located on the east side of Elm Street between 15th & 17th Streets from R (Single Family Residential) to R-2 (Multi-family Residential). The Planning Commission received comments from the applicant and from citizens in support of this rezoning. In accordance with Planning Commission bylaws, the hearing was continued to the next regular meeting.

The Planning Commission reviewed a preliminary plat of the Shaffer Subdivision generally located on the east side of Elm Street between 15th & 17th Streets. The Planning Commission took no action on this preliminary plat but instead requested that the developer revise the preliminary plat to provide additional information and resubmit this plat at the December meeting.

The Planning Commission held a public hearing to amend Article 26, section 1, paragraph 13 of the Zoning Ordinance regarding the adjustment of front yard setbacks in substantially developed areas. After discussion, the Planning Commission continued this hearing to the regular meeting.

The Planning Commission voted 6-0 with abstention by Planning Commissioner Clarence Koch, to recommend adoption of the proposed Development Policy Manual for City of Ottawa.

There being no further business to come before the Planning Commission, the meeting was adjourned.

Review of Investment Schedule

Commissioner Thompson moved that the Investment Schedule existing as of October 31, 1984, with a total of \$5,435,000 invested at an average interest rate of 11.6 percent be approved. The motion was seconded by Commissioner Bemmels. Upon call for the question, all present voted in favor of the motion.

Resolution No. 391 - Providing for Acquisition of Real Property for the Purpose of Controlling Drainage

Commissioner Bemmels made a motion that a resolution authorizing and providing for the acquisition of real property in order to provide for storm drainage improvement be passed. The motion was seconded by Commissioner Lister. It was discussed that the condemnation proceedings are necessary in order to secure a temporary construction easement across the western part of the property located at 812 Pecan Street for the Skunk Run Drainage Improvement project. The easement will remain in force from the time it is so decreed until the end of the construction warranty period or until June 1, 1986, whichever comes first. Commissioner Thompson commented that this is only a temporary easement and the proceeding for condemnation through the district court is a routine matter in this case. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2779-84 - Providing for Acquisition of Real Property for the Purpose of Controlling Drainage

Commissioner Lister made a motion that an ordinance authorizing and providing for the acquisition of real property in order to provide for a storm drainage improvement be passed. The motion was seconded by Commissioner Bemmels. The ordinance is a companion to the foregoing resolution, and the need for passage of the ordinance is the same as for passage of that resolution. Upon call for the question, all present voted in favor of the motion.

Change Order No. 1, Contract No. 1, 1984 Street Rehabilitation Program

Commissioner Thompson made a motion that Change Order No. 1, Contract No. 1, 1984 Street Rehabilitation Program in the amount of \$1,544.05 be approved. The motion was seconded by Commissioner Bemmels. It was explained that inasmuch as all street improvement contracts are let on a quantity basis, this change order is a quantity adjustment necessary for the completion of the contract. Upon call for the question, all present voted in favor of the motion.

Final Acceptance of 1984 Street Rehabilitation Program, Contract No. 1

Commissioner Bemmels made a motion that the city accept Contract No. 1, 1984 Street Rehabilitation Program in a total amount of \$158,575.10 and approve the final payment on the contract in the amount of \$42,247.90. Upon call for the question, all present voted in favor of the motion.

Ordinance No. 2780-84 - Cereal Malt Beverage License Fees

Commissioner Lister made a motion that an ordinance providing a certain amendment in Chapter IV of the Municipal Code of the City of Ottawa, Kansas, 1982, specifically Sections 4-301 and 4-302 of said code, and providing for the incorporation of said amendment into the said municipal code be passed. The specific sections referred to set forth the fees charged for cereal malt beverage license within the city. The ordinance also sets forth that a fee of \$125 will be charged for a cereal malt beverage license for consumption on the premises, a fee of \$75 be charged for sales in original and unbroken case lots or original and unbroken cartons of cans or bottles as originally packaged by the manufacturer, and not for consumption on the premises, and a fee for relicensing an establishment operated as a corporation when a change in manager is made be the same as the original license fee. The motion was seconded by Commissioner Thompson, who then remarked that the fees for cereal malt beverage license have not been changed in the city for at least the past nineteen years, and the increases in fees as specified in this ordinance are really quite nominal. The fee for relicensing an establishment by virtue of change of managers is a new fee imposed by this ordinance. Upon call for the question, all present voted in favor of the motion.

Status Report of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - Landscaping improvements were completed on November 1. A final inspection will be held during the month of November.
2. Airport Runway & Taxiway Improvements - Asphalt overlay is nearly completed on the new parallel taxiway. The contractor, LRM Industries will complete the runway improvements and overlay in 1985.
3. Airport Lighting Improvements - A notice to proceed is has been issued for November 12. The contractor is moving equipment in this week. The runway will be closed to night traffic for approximately 30 days.
4. 1984 Community Development Block Grant Program - The City Commission signed a grant agreement with the State of Kansas on October 17. City Staff is proceeding to comply with state guildelines, modify the housing rehabilitation program, and finalizing plans for the Cypress and Olive Street Storm Drainage Improvements. A spring bid letting for the drainage project is expected.
5. 1984 Street Rehabilitation Program - All work was completed on October 3 and a final inspection was held on October 8, 1984.

6. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements is in progress. Reed Construction is currently working on the main sewer line improvement on First Street at approximately Cedar. Walters-Morgan Construction Co., the contractor for treatment facility improvements, is progressing according to schedule. The majority of concrete work has been completed. The contractor is currently doing detail building and structure work.
7. Skunk Run Storm Drainage Improvement Phase IV - The contractor is continuing work at 7th and Main streets. The precast box culvert was installed and channel improvements are currently being constructed adjacent to that box culvert. 7th street is expected to be closed through this month to allow for the completion of both the culvert adjacent to Seventh Street, and the Street adjacent to the culvert.

City Staff is currently working with Bucher, Willis & Ratliff to plan the landscaping around the newly constructed channel through City Park, and has reviewed the landscape architect's preliminary drawings. The plans will be completed this month and planting will be completed by the end of this year.
8. Skunk Run Storm Drainage Improvement Phase V - A bid letting for the final phase of this improvement, from 7th & Pecan to Kanza Park, was held on October 11. On October 17, the City Commission rejected all bids submitted because they were more than both the Engineer's estimate and the amount of CDBG funds available for this project. At that time the City Commission directed city staff to remove items from the project that could be eliminated or accomplished in another manner, and rebid the project. A new bid letting will be held on November 15.
9. Marias des Cygnes River Bridge - The city has been advised that the bid letting is scheduled for February. Questions have been raised regarding the start of this project; primarily whether it should be started before or after the completion of the North Main Bridge Project. A public meeting will be scheduled to gather input regarding this issue.
10. 15th & Main Federal Hazard Elimination Safety Program Improvements - All construction of this intersection improvement has been completed. And the new signals were installed during the week of October 22.

At the conclusion of the report, Mayor McCrea asked the city manager if it was known how many sets of plans and specifications had been issued for the Skunk Run Storm Drainage Improvement Phase V. The city manager indicated that we did not know that information at this time but we would contact the engineers to ascertain the number. Mayor McCrea also indicated that a public meeting would be called in the near future concerning the closing, demolition and rebuilding of the Marias des Cygnes River bridge. There is concern that possibly the bridge should not be demolished prior to the opening of the overpass north of town.

Mr. Herb Wittmeyer asked the City Commission if there were any plans for placing a guardrail along Skunk Run as it goes through City Park. He was answered that state regulations do not require a guardrail in a drainage structure of this depth and there are no plans to install such a guardrail. Further, it was reported that the Skunk Run drainage canal through the city park is no deeper than it was prior to its reconstruction.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

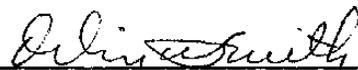
City Hall - Ottawa, Kansas - November 13, 1984

The City Governing Body met in special session at 2:00 p.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

The purpose of the meeting was stated to be to receive bids for landscaping of a portion of City Park and to award a contract for that purpose.

It was pointed out by the city manager, David Watkins, that the landscaping of this part of City Park is a part of the Skunk Run storm drainage improvement and is to be paid for by Community Development Block Grant funds. The firm of Bucher, Willis & Ratliff had drawn the landscape plan for the area and had submitted specifications for bidding purposes. The city manager then proceeded to read the bids. The bid of the Platte County Enterprises, Inc., Riverside, Missouri, for the plants, trees and installation as set forth on the specifications was \$5,713.77, and the bid of Willis Nursery, Ottawa, Kansas, for plants, trees and installation as per specifications was \$2,915.75. A comparison of the bid sheets submitted by these two bidders indicated that both firms had bid on the same items in the same quantities. Commissioner Lister made a motion that the bid of Willis Nursery in the amount of \$2,915.75 for the landscape improvements in City Park be accepted. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion. It was discussed that it had been indicated by some citizens of the community that they would like to have some input on the selection and placement of the plants in City Park. However, time being of the essence in the planting season, the City Commission directed that Willis Nursery proceed at this time with the installation of the plants and trees. The locations of the plants and trees are to be as per specifications. However, the city may have some input in the final determination of the placement.

The business for which this meeting was called having been completed, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - November 21, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None. Mayor McCrea opened the meeting by stating that this would be the last meeting with David Watkins as City Manager since he assumes the position of City Administrator with the City of Lenexa as of December 1. Mayor McCrea wished Mr. Watkins well and extended a thank you for the job he had done with the City of Ottawa.

Approval of Minutes

The minutes of the last regular meeting held November 7, 1984, and of the special meeting held November 13, 1984, were approved as written.

Development Policy Manual

Commissioner Thompson made a motion that the adoption of the development policy manual as recommended by the City Planning Commission be postponed until such time as the City Commission has met with the Planning Commission concerning the manual. The motion was seconded by Commissioner Heathman. Mayor McCrea then called upon the audience for any comments they might wish to make concerning the development policy manual.

Mr. Earl Devore, architect, was the first to speak on the subject. He stated that he wished to speak in a broad sense as opposed to discussing various subjects in the document. Mr. Devore said he was not opposed to the city having a written development policy manual, that he thought such a manual was important. However, he said the development policy should encourage the development of additional residential sections to the City of Ottawa as incentives are offered to businesses and manufacturing firms which wish to locate in the City of Ottawa. Mr. Devore was in favor of the meeting between the Planning Commission and the City Commission and also felt the public should be encouraged to attend such a meeting. He stated that he thought a development policy manual should offer a balance of what the city-at-large can provide versus what development can provided for the City of Ottawa for the development of new housing in the city. Mr. Devore stated that he was aware that when a business wishes to locate in a community, they look at such things as sites, economic factors, schools, business districts and also for quality housing for their firm's management persons. He stated that he is aware that in the past, the City of Ottawa has failed to attract such businesses because of the lack of management housing.

Mr. Don Burroughs then appeared before the City Commission, stating that he was a realtor and past developer, and that he had attended many meetings before the Planning Commission concerning the development policy manual but the meetings seemed to generally lack citizen input. Mr. Burroughs stated that he had developed the tract under the city's old unwritten policy, and the present written policy now being considered is much more restrictive than the previous regulations. Mr. Burroughs stated that one of the areas in the development policy manual with which he had problems was the requirement for land to be set aside for park purposes in all newly developed areas. He said it is very unlikely that the City of Ottawa will have any large developments which really require the setting aside of land for parks, and in smaller areas it is not economically feasible for a developer to dedicate land for park purposes. Mr. Burroughs gave an example using a ten acre tract of land and the final analysis was that there was an 18% forced inflationary factor before the developer sells any lots, and under the terms of the policy manual the developer is not allowed to pass these costs on to the purchaser of the building sites.

Mr. Joe Lee, realtor, spoke to the City Commission, stating he thought there were many public hearings needed with the Planning Commission and the City

Commission prior to the adoption of the development policy manual. Mr. Lee stated that he also was not opposed to such a policy, but that the proposed policy in its present state is too restrictive.

Mr. Larry Powell, Director of the Greater Ottawa Chamber of Commerce, stated that he was also in favor of a development policy manual, but there are many intricate parts of the manual in its present form that need further study. Mr. Powell stated further that there seemed to be several conflicts within the policy itself.

Commissioner Lister then stated that she felt the development policy manual in its present form is quite restrictive and there is need for further work and study by the Planning Commission and the City Commission before the manual will be adopted. Mrs. Lister was in full agreement that there needs to be a development policy in force.

Commissioner Heathman agreed with the comments of Mrs. Lister.

Commissioner Thompson stated that there is great need for such a document but he thought the purpose of the manual was to loosen the present unwritten policy, but the policy in its present form is not exactly what the City Commission wanted.

Commissioner Bemmels stated that he thought the development policy manual was very important and the city should have regulations for development in black and white, consistently applied to all developers. Mr. Bemmels also stated that he thought it was in the best interest of the city to have a development policy in order to protect the city, but it cannot be too limiting.

Upon call for the question, all present voted in favor of the motion.

Engineering Services Agreement for Storm Drainage Study

Commissioner Bemmels made a motion that the city enter into an engineering services agreement for a storm drainage study for an area east of Main Street between Wilson and Logan Streets for a lump sum amount of \$5,750, and that the study is to be completed thirty days prior to the deadline for application submission for Community Development Block Grant funds for the next round of awards. The motion was seconded by Commissioner Lister. Mayor McCrea stated that storm drainage in this area has been a problem in all probability since the time the city was founded, and the problem is similar to that of the Skunk Run basin, which is presently in the final stage of of correction. There being no further comment, the question was called and all present voted in favor of the motion.

Agreement with Franklin County Humane Society for Services in 1985

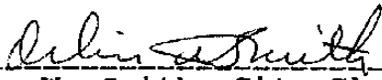
Commissioner Thompson made a motion that the mayor be authorized to execute an agreement with the Franklin County Humane Society for services to the city from January 1, 1985 through December 31, 1985. The motion was seconded by Commissioner Heathman. It was further reported that the agreement sets out the amount of \$10,755 for the services rendered by the Humane Society in 1985 as well as a \$3,000 donation to the Humane Society from the revenue sharing fund. There being no further discussion, the question was called and all present voted in favor of the motion.

Award Contract for Skunk Run Storm Drainage Improvements Phase V

Mayor McCrea stated that the city had received bids for the construction of Skunk Run Storm Drainage Improvement Phase V, the final phase, and called upon the city manager to comment on the project. The city manager stated that the Smoky Hill Construction Co., Inc. of Salina, was the low bidder on the project with a total bid of \$481,519.20. The Community Development

Block Grant award to the city in 1983 by the U. S. Department of Housing and Urban Development for the project was \$480,000. The city manager stated, however, that the city will be able to complete the project inasmuch as there are to be some carryover funds from the 1982 Skunk Run project along with monies pledged for resignalization of some railroad crossings in the City of Ottawa which will not be utilized. In addition to utilizing the carryover funds from the 1982 grant, and the funds not required for railroad crossing signalization, the city will have to construct itself some of the items necessary to complete the Skunk Run storm drainage project. Commissioner Thompson commented that in addition to the contract to be let for the Skunk Run storm drainage improvements, the city will pay for the engineering costs, the acquisition of easements, some sanitary sewer work which must be accomplished and some fencing. Mayor McCrea stated that it is well within the guidelines of the Community Development Block Grant program that carryover funds may be used in subsequent grant periods for completion of a project. Commissioner Lister made a motion that a contract be awarded to Smoky Hill Construction Co., Inc., Salina, Kansas, in the amount of \$481,519.20 for the Skunk Run Storm Drainage Improvements Phase V as recommended by the city's consulting engineers, A. C. Kirkwood & Associates. The motion was seconded by Commissioner Heathman. Upon call for the question, all present voted in favor of the motion.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - December 5, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Prior to the beginning of the official agenda for the meeting, Mayor McCrea announced that a city Christmas tree was being set up on a vacant lot at Second and Main in the central business district. State Representative Dorothy Nichols conceived the idea and through the cooperation of Mr. Ed Haley, who owns the property, and Mr. Joe Lee, who is furnishing a 15 foot Christmas tree, the city Christmas tree will become a reality. The tree is to be set at 4:00 p.m. this date and Mrs. Lela Mae Santarpia and Mrs. Mary Schneider, who head the city Pride Committee, are coordinating the efforts for decorations and lights. The merchants and citizens are being asked to donate lights and ornaments, which may be placed by themselves or they can be given to those persons who have volunteered to assist with the decorating. Ottawa Cable TV is donating a ladder truck to assist in the tree decorating. The official lighting ceremony is scheduled for 7:00 p.m. Friday, and interested groups are asked to provide Christmas carolling on the site.

Approval of Minutes

The minutes of the last regular meeting held November 21, 1984, were approved as written.

Presentation of Employee Service Awards

Mayor McCrea presented service awards to the following city employees, Mr. Clarence Burns for 25 years of service; Mr. Carrol Droddy for 10 years of service; and Mr. Elmer Robinson for 10 years of service. Those receiving awards but not able to be present at this time were Mr. Wilmer Thompson for 10 years of service and Mr. John Harris for 10 years of service. Mr. Don Johnson was presented an award posthumously for 10 years of service.

Report of Planning Commission Meeting

The City Planning Commission met in regular session on Tuesday, December 4, 1984 at 7:00 p.m. at City Hall. Present: Chairman Searls and members Underwood, Hendrix, Thornburg, Koch, Jackson and Spears. Absent: None.

The minutes of the last meeting, held November 6, 1984, were approved as written.

The Planning Commission continued a public hearing to consider the rezoning of a tract of land generally located on the east side of Elm Street between 15th & 17th Streets from R (Single Family Residential) to R-2 (Multi-family Residential). After discussion, the Planning Commission voted 6-0 to recommend to the City Commission the approval of this rezoning change.

The Planning Commission reviewed a preliminary and a final plat of the Shaffer Subdivision generally located on the east side of Elm Street between 15th & 17th Streets submitted on behalf of the owner by Sunflower & Associates of Lawrence, Kansas. After review of staff comments, the Planning Commission voted 6-0 with abstention by Mrs. Hendrix to approve the preliminary and final plats of the Shaffer Subdivision subject to the incorporation of revisions discussed by the Planning Commission on the preliminary and final plat documents.

The Planning Commission continued a public hearing to consider the rezoning of a tract of land generally located at 1550 South Cedar from C-2 (General Commercial) to R-2 (Multi-family Residential). The Planning Commission received comments from the applicant and interested parties in support of

this rezoning and from citizens in opposition to this rezoning proposal. After discussion, the Planning Commission voted 6-0 with abstention by Mr. Jackson to recommend to the City Commission that this rezoning request be approved.

The Planning Commission reviewed a preliminary plat of the Patterson Subdivision generally located at 1550 South Cedar. The Planning Commission took no action on this preliminary plat but instead requested that the developer revise the preliminary plat to provide additional information and resubmit this plat at the January meeting.

The Planning Commission continued a public hearing to amend Article 26, section 1, paragraph 13 of the Zoning Ordinance regarding the adjustment of front yard setbacks in substantially developed areas. After discussion, the Planning Commission voted 7-0 to amend this section of the zoning ordinance with less restrictive requirements.

The Planning Commission considered an agreement with Foresight Solutions, Inc. for Planning Services for 1985. After a presentation by Myles Schachter, the City's Planning Consultant and the president of Foresight Solutions, the Planning Commission voted 7-0 to recommend that the City Commission approve this agreement.

Due to the fact that the next regularly scheduled meeting of the Planning Commission will fall on the New Year's Day holiday, the Planning Commission changed the date of their January meeting to January 8, 1985 at 7:00 p.m.

The Planning Commission called a public hearing to consider amending the zoning ordinance of the City of Ottawa to permit multifamily uses in the C-2 district. After discussion the Planning Commission voted 6-1 to hold a public hearing on this matter at the January meeting.

There being no further business to come before the Planning Commission, the meeting was adjourned.

There were no comments following the reading of the report.

Review of City Investment Schedule

Commissioner Thompson made a motion that the City Investment Schedule dated November 30, 1984, with a total of \$5,235,000 invested at an average interest rate of 10.75 percent be approved. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Final Change Order Central Business District Improvements

Commissioner Thompson made a motion that Change Order No. 3 in the amount of \$48,664.94 for the Street and Sidewalk Improvements for the Central Business District be approved. The motion was seconded by Commissioner Heathman. The total of the contract for the Central Business District improvements including all change orders was \$795,074.31. Upon call for the question, all present voted in favor of the motion.

Final Acceptance of the Central Business District Street and Sidewalk Improvements

Commissioner Bemmels made a motion that Estimate No. 18, the final payment for the Central Business District Street and Sidewalk Improvements, in the amount of \$55,293.41 be approved. The motion was seconded by Commissioner Heathman. Commissioner Thompson commented that the project had taken two years to complete and at this time he expressed a concern that the local contractors and suppliers be paid prior to the rendering of the final payment. However, Commissioner Thompson stated that under the terms of the contract, if the prime contractor submits the affidavit setting forth the

suppliers and subcontractors which have not been paid and the affidavit is approved by the surety, the city would have no recourse but to make final payment on the contract. Commissioner Lister stated that she was also concerned for the payment of the local subcontractors and suppliers, and possibly in the future for such contracts the wording in the contract document should be changed whereby the contractor would not be paid in full until all such matters were settled. Upon call for the question, all present voted in favor of the motion.

Mr. Jim Morris, Vice President of Meadows Construction Co., the prime contractor for the Central Business District improvements, thanked the city for its help and cooperation that Meadows Construction had received while working for the city.

Public Hearing - Industrial Revenue Bonds

Mr. David Queen, of Gaar & Bell, bond counsel for the proposed sale of the Franklin Savings Association Industrial Revenue Bonds, spoke before the City Commission. Mr. Queen stated that the securities firm of Columbian Securities had marketed the bonds for the Franklin Savings Association in the amount of \$1,600,000 and the bonds were rated AAA as a result of the securities pledged for the bonds by Franklin Savings Association. Commissioner Thompson spoke to the issue by thanking the Franklin Savings Association for locating their new corporate headquarters building in downtown Ottawa. Mr. Thompson stated that as communities all over the country struggle to keep their central business district in a viable position, the Franklin Savings Association building in downtown Ottawa certainly is a credit to the community and the downtown in particular. Mr. Larry Powell, Executive Director of the Greater Ottawa Chamber of Commerce, also extended a thank you to Franklin Savings Association for locating their corporate headquarters in downtown Ottawa, further stating that the completion of the Central Business District improvements, the completion of the Franklin Savings Building, is just one step in the long range plans for the revitalization of the central business district in the City of Ottawa. Commissioner Lister moved that the public hearing be closed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Ordinance No. 2781-84 - Industrial Revenue Bonds for Franklin Savings Association

Commissioner Bemmels moved that an ordinance authorizing the City of Ottawa, Kansas to issue \$1,600,000 principal amount of tender option industrial revenue bonds Series 1984 for the Franklin Savings Association project for the purpose of providing funds for the cost of acquisition, purchase, and construction of a project for the Franklin Savings Association be passed. The motion was seconded by Commissioner Lister. Commissioner Lister stated that she felt the City Commission should be proud to be a tool for the financing by which Franklin Savings could build the nice addition to the Central Business District in the City of Ottawa. Commissioner Bemmels as well commented that he thought the Franklin Savings corporate headquarters building was a great asset to the business community of the city. Upon call for the question all present voted in favor of the motion.

Engage Auditing Firm for Audit of 1984 Operations

Commissioner Thompson made a motion that the city approve the engagement of the firm of Schulte, Klein, Gaeddert & Agler, Chartered, for the audit of the city's 1984 operations for an amount not to exceed \$22,000 plus out-of-pocket expenses. The motion was seconded by Commissioner Bemmels. Mayor McCrea commented that in past years the city had looked to other local accounting firms as well as other area accounting firms and the final analysis had decided that the firm of Schulte, Klein, Gaeddert & Agler could probably perform the audit as well or better than any other firm. Mayor

McCrea also pointed out that this year's engagement letter set the fee of \$22,000 as opposed to the fee of \$23,200 for last year's audit. Commissioner Lister commented that she thought the city was fortunate to have a local accounting firm that could audit all of the city's accounts and records as well as the compliance requirements for the various federal grant programs the city presently is undertaking. Upon call for the question, all present voted in favor of the motion.

Resolution No. 392 - Authorized Representative for EPA Grant

Mayor McCrea reported that the former city manager, David Watkins, had been the city's authorized representative with regard to Environmental Protection Agency grant documents. The resolution now being considered names Kristy Cannon as the city's authorized representative instead. Commissioner Lister made a motion that a resolution naming Kristy Cannon the city's authorized representative with regard to Environmental Protection Agency grant documents be passed. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Status Report of Current City Projects

The following is a list of current city projects and their status.

1. Central Business District Improvements - All work has been completed and a final inspection was held in November. The final pay estimate is ready for approval.
2. Airport Runway & Taxiway Improvements - The new parallel taxiway has been completed. The contractor, LRM Industries will complete the runway improvements and overlay in 1985.
3. Airport Lighting Improvements - All lighting improvements at the airport runway have been completed.
4. 1984 Community Development Block Grant Program - The City Commission signed a grant agreement with the State of Kansas on October 17. City Staff is proceeding to comply with state guidelines, modify the housing rehabilitation program, and finalizing plans for the Cypress and Olive Street Storm Drainage Improvements. A spring bid letting for the drainage project is expected.
5. EPA Project--Collector System Improvements and Wastewater Treatment Plant - Construction of collector system improvements is in progress. Reed Construction is currently working on the main sewer line improvement on First Street at approximately Cedar. Walters-Morgan Construction Co., the contractor for treatment facility improvements, is progressing according to schedule.
6. Skunk Run Storm Drainage Improvement Phase IV - Landscaping improvements along the channel in City Park were completed in the last week of November. The contractor is continuing work at 7th and Main streets. Channel improvements adjacent to the box culvert under 7th street have been completed. Curb and gutter for the street improvement portion of this phase and part of the sidewalk along this street have been completed. Weather permitting, the contractor plans to pour concrete to finish the street improvement during this week. After street has been poured, there will be a required curing period of approximately 12 days; during that time, the railroad will install signals and complete improvements to the track. 7th Street is expected to be opened by the end of December.
7. Skunk Run Storm Drainage Improvement Phase V - A second bid letting for the final phase of this improvement, from 7th & Pecan to Kanza Park, was held on November 15. The contract which was rebid excluded

sanitary sewer improvements and fence and guardrail items. The low bid was submitted by Smokey Hill of Salina, Kansas in the amount \$481,519.20. On November 21, the City Commission awarded this contract to Smokey Hill. Items excluded from the contract will be completed with other city funds and labor.

8. Marias des Cygnes River Bridge - The city has been advised that the bid letting is scheduled for February. Questions have been raised regarding whether this improvement should be started before or after the completion of the North Main Bridge Project. A public meeting will be scheduled to gather input regarding this issue during the month of January.
9. South Main Street Improvement - The City received word on November 29 that it has been awarded a KLINK grant from the Kansas Department of Transportation in the amount of \$100,000. This grant will be combined with street rehabilitation funds to finance the improvement of south main from 7th to 10th. City staff has begun working with the engineer for this project, Cook, Flat & Strobel in order to finalize plans and schedule a bid letting for this project.

Utility Assistance Fund

The Interim City Manager, Kristy Cannon, announced that the city is presently receiving applications for utility assistance for the months of December, January and February. The city has budgeted \$5,000 for this program in this third year being in effect. To be eligible for the program the applicant must presently be a recipient of SSI assistance. Ms. Cannon further stated that this program should not be confused with other utility assistance programs being operated within the community. Applications for assistance are available at City Hall, The Mid-America Council on Aging, Franklin County Senior Center, the ECKAN office and the Social Security Administration. Anyone having questions about the problem can contact the staff at City Hall.

Announcement of a Special City Commission Meeting

Mayor McCrea announced that a special City Commission meeting would be held at 9:35 a.m. December 12, 1984. The purpose of this meeting is to discuss the rates for the city's water and electric utility rates. The city has received a report concerning the in-depth study of its rate structures for both water and electric utilities prepared by B. J. Kirkwood. It appears there will be some small adjustments necessary in the the utility rates. From Mr. Kirkwood's study, the city is able to determine its status in the area of rate revenue and expenditures as well as what might be expected in the future. Mr. Kirkwood will be present to make the presentation in terms that most citizens will find easy to understand. Mayor McCrea urged anyone interested in the utility rates to attend this special meeting.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - December 12, 1984

The City Governing Body met in special session at 9:35 a.m. this date.
Present: Mayor McCrea and Commissioners Bemmels, Lister and Thompson.
Absent: Commissioner Heathman.

Mayor McCrea opened the meeting by stating that the purpose of this public meeting was to publicly receive a report from the consulting engineers concerning the need for utility rate increases in the City of Ottawa. Mayor McCrea then introduced Mr. B. J. Kirkwood of Covenant Engineering, who had been the principal person who conducted the rate study. Mr. Kirkwood then addressed the City Commission, stating that he had been assisted in the rate study process of Mr. Steve Sandberg and Mr. Jerry Johnson of A. C. Kirkwood & Associates. Mr. Kirkwood stated that he had been engaged by the City of Ottawa to perform the study of the utility systems as city staff felt rate adjustments were necessary to sustain the cash flows and reserves of the water and electric utilities.

Mr. Kirkwood then began his presentation by stating that the last rate studies of the city's the water and electric utilities were performed in 1974 and 1975 by the firm of A. C. Kirkwood and Associates. These earlier studies resulted in rate increases for the electric utility in 1978 and 1981, and rate increases for the water utility in 1977 and 1978. Mr. Kirkwood further commented that rate increases are necessary at this point in time, mainly as a result of the fact that inflation has been greater than the growth of the utilities. The water fund has been showing a cash flow loss for the last two to three years and the electric fund is in need of a small rate increase, mainly to sustain its present cash condition.

The goals of the rate study were to determine the proper amounts of rate increases, to recommend equitable rates which are beneficial to all consumers, and to allow for necessary capital expenditures and for proper reserve coverage for the present debt on the two utilities. Mr. Kirkwood remarked that the growth of the utilities has been approximately two percent while the inflation rate has been much greater than the growth of the operation. In determining the rates necessary, Mr. Kirkwood projected expenditures for the electric utility for the next two years and the expenditures for the water utility for the next ten years.

A five percent increase is recommended for the electric utility at this time and a twenty percent increase is recommended for the water utility at this time, with other increases recommended in future years for the water utility.

It was pointed out that the people of Ottawa are in a very favorable position insofar as electric rates are concerned as the city is now purchasing most of its power from a coal-fired electric generation system. It appears that the City of Ottawa will not have problems securing water in the near future. In answer to a question posed by Ms. Diane Yeamans, Mr. Kirkwood stated that the business water rates under his recommendation are now divided into categories--one for small business and one for large business. The size of the water meter determines the applicable rate. Water meters up to and including one inch will be classified as small business and and water meters over one inch will be classified as large business.

Mr. Clifford Stipp asked a question concerning the present cash flow reserves for the water and electric utilities. He was answered that the electric utility presently has approximately \$1,500,000 in the operating fund and the water utility presently has around \$400,000 in the operating fund. It was pointed out, however, that these cash reserves are needed in case of catastrophic loss in areas which are not covered by insurance, such as the distribution systems of the two utilities.

Mr. Stipp further asked if there weren't a way of curtailing rate increases by either cutting the size of the work force in the utilities or by lowering the wages. Mr. Stipp was answered that the job market for such positions in the area had been surveyed and this revealed that the wages being paid are equitable by comparison. It was further stated that if the city does not pay adequate wages to trained personnel, these employees will leave the city's employ for other municipalities paying higher wages.

Mrs. Ellen Likes expressed concern for the increases in rates as to the effect such increases will have on persons existing on fixed incomes. Mrs. Likes was answered in part that it would not be equitable to adjust utility rates according to one's income. Each person must pay his/her fair share. Further, it was recognized that people on fixed incomes have problems in meeting their expenditures in all areas and there seemingly is no answer for this dilemma.

Mr. Russell Crites, a member of the Kansas Water Resources Authority, did not speak to the proposed increases in utility rates, but did speak to the fact that Ottawa was most fortunate in having water in an abundant supply as there are some communities in the state presently purchasing water from state and federal reservoirs in order to serve their residents. Mr. Crites stated that the Ottawa's advantageous situation may not continue indefinitely. However, if the City of Ottawa did have to pay for storage or for water, the city still will have an adequate supply. It was pointed out by the City Commission that this commission is charged with making a responsible and equitable decision concerning the operation of the utilities as well as establishing the utility rates necessary to support their operation.

There being no further discussion, the meeting adjourned. This was a lengthy, detailed meeting and these minutes are greatly capsulized. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.



Orlin W. Smith, City Clerk

City Hall - Ottawa, Kansas - December 19, 1984

The City Governing Body met in regular session at 9:35 a.m. this date. Present: Mayor McCrea and Commissioners Bemmels, Heathman, Lister and Thompson. Absent: None.

Approval of Minutes

The minutes of the last regular meeting held December 5, 1984, were approved as written, and the minutes of the special meeting held December 12, 1984, were approved as written.

Public Hearing - Community Development Block Grant Program Application

Mayor McCrea called on Interim City Manager, Kristy Cannon, to explain the details of the application for Community Development Block Grant funds. Ms. Cannon explained that the application which the city is preparing is for the necessary funds to assist in the renovation of the North American Hotel from the third round of grants to be awarded through Kansas Small Cities Block Grant Program for funds to assist in economic development. The application must be submitted by January 15, and announcement of awards will be made on January 31, 1985. Ms. Cannon explained that the application for the grant is for 38 apartments and retail office space to be located in the old North American Hotel building, the same as the previously unsuccessful applications. The total project cost is estimated to be at \$1,850,000, of which \$1,400,000 will be through industrial development bonds, \$200,000 in ownership equity and grant funds in the amount of \$250,000. The developer at this point is considering lowering his grant request from \$250,000, same as the previous request, to \$150,000, or to lower the grant request to \$125,000 from the state and \$125,000 from the federal government as an Urban Development Action Grant. Any monies that the developer would receive from the city through block grant funds would be repaid to the city over a period of ten to twelve years. There being no further discussion on the matter, Commissioner Lister made a motion that the hearing be closed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion. The City Commission then directed that the grant application be filed with the state.

Ordinance No. 2782-84 - Zoning

Mayor McCrea explained that the ordinance before the City Commission is to rezone a tract of land located south of 228 West 15th Street, from R (Single Family) to R-2 (Multiple Family). Commissioner Lister made a motion that an ordinance relating to and regulating the planning and zoning within the City of Ottawa, Kansas, redistricting the certain tract and area within the city and amending the amended zoning map attached to and made a part of Ordinance No. 2713-82 of the City of Ottawa, Kansas, and repealing certain parts of said amended zoning map of the city. The motion was seconded by Commissioner Bemmels. Commissioner Lister then commented that in reading the recommendations of the Planning Commission concerning this rezoning, all comments made by the Planning Commission were positive regarding the change as proposed. No negative aspects were revealed in their discussions. Commissioner Lister also commented that city utilities and services are readily accessible to the tract and the rezoning is in keeping with the Comprehensive Plan of the city. Commissioner Bemmels commented that the rezoning will accommodate the extension of a present apartment complex which has been a fine addition to the city. Upon call for the question, all present voted in favor of the motion.

Approval of the Final Plat of the Shaffer Subdivision

Interim City Manager Cannon reported that the Planning Commission has recommended approval of the final plat of the Shaffer Subdivision, subject to three conditions. The conditions are that a drainage easement be shown

on the final plat and that utility easements be shown on all lot lines and that all property under the ownership of Sunflower Development, inclusive of Park Place and Lot 2 of the Shaffer Subdivision, be shown as one lot, Lot No. 2 of the Shaffer Subdivision. Commissioner Bemmels made a motion that the plat of the Shaffer Subdivision be approved subject to the conditions as stated by Ms. Cannon. The motion was seconded by Commissioner Thompson and all present voted in favor of the motion.

Ordinance No. 2783-84 - Building Setback Requirements

Interim City Manager Cannon explained that this ordinance comes to the City Commission from the Planning Commission following a request from the city inspector, who felt that the frontyard setbacks particularly in older neighborhoods were too restrictive. This ordinance will lessen the restrictions governing frontyard setback requirements in neighborhoods which have been substantially developed. Commissioner Thompson made a motion that at ordinance amending and modifying Ordinance No. 2713-82 in order to adjust certain frontyard setbacks by specifically amending Article XXVI, Section 1, Paragraph 13 be passed. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Ordinance No. 2784-84 - Annexation

Mayor McCrea stated that this year as the city engineer was updating the ordinance declaring the city's territorial limits, it was discovered that a small tract of land just west of Hope Cemetery had inadvertently not been annexed into the city. The tract of land does contain a few older graves and it was felt that this tract should be made a part of the city. Commissioner Lister made a motion that an ordinance annexing land to the City of Ottawa, Kansas, in conformity with the provisions of K.S.A. 12-550 (b) be passed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Ordinance No. 2785-84 - Defining and Declaring Territorial Limits

Commissioner Thompson made a motion that an ordinance defining and declaring the territorial limits and boundaries of the City of Ottawa, Kansas, and repealing Ordinance No. 2757-83 of the City of Ottawa, Kansas, be passed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Ordinance No. 2786-84 - Standard Traffic Code

Mayor McCrea and Interim City Manager Cannon commented that periodically the city adopts the Standard Traffic Code for Kansas Cities in order for the city to remain in conforming with state laws and other cities throughout the state. The Standard Traffic ordinances are not revised necessarily on an annual basis, but only as necessity arises to update the standard code. The code being considered for adoption at this time is the 1985 edition. Commissioner Thompson made a motion that an ordinance amending the Municipal Code to include the 1985 edition of the Standard Traffic Ordinance for Kansas Cities and amendments thereto be passed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Ordinance No. 2787-84 - Amendments to Standard Traffic Ordinance

It was explained that Ordinance No. 2787-84 further amends the 1985 edition of the Standard Traffic Ordinance concerning certain sections that deal specifically with the City of Ottawa. Commissioner Thompson made a motion that an ordinance amending the Municipal Code including the 1985 edition of the Standard Traffic Ordinance for Kansas Cities and amendments thereto by adding sections which pertain only to the City of Ottawa be passed. The motion was seconded by Commissioner Heathman and all present voted in favor of the motion.

Resolution No. 393 - Guidelines for Housing Rehabilitation

Mayor McCrea called on the interim city manager to comment on the new housing rehabilitation guidelines. Ms. Cannon stated that each year as the city fiscal year grant program the city must adopt guidelines for the rehabilitation of homes. Particularly for the fiscal year 1984 program, there will be changes in the funding guidelines inasmuch as the city is now dealing with the state as opposed to the federal government. Under the new guidelines, the city will have funds for ten \$5,000 grants for housing rehabilitation and funds for fifteen \$2,000 grants to work in conjunction with loans from local lending institutions and the Farmers Home Administration for housing rehabilitation. In the past, the maximum for housing rehabilitation has been \$10,000 for any one structure in the form of a grant. Commissioner Lister made a motion that a resolution adopting guidelines by which the City of Ottawa will administer Community Development funds for the housing rehabilitation program be passed. The motion was seconded by Commissioner Bemmels and all present voted in favor of the motion.

Resolution No. 394 - Water Utility Rates

Commissioner Bemmels made a motion that a resolution finding the advisability of and ordering the adoption of applicable rates, charges, rules and regulations, conditions and availability of service rendered by the water department of the City of Ottawa, Kansas, and establishing an effective date thereunder and providing for the enforcement thereof and rescinding prior resolutions be passed. The motion was seconded by Commissioner Thompson. Commissioner Lister stated that through the recent rate study and the adoption of this rate schedule, the cost of water service has been redistributed through the various rate structures in an effort to reestablish the equity for the rate payers. Further Commissioner Lister stated that the city is presently using the reserves that have been established in the water fund and that even though a thirty-two percent rate increase is needed, the city is at this time adopting only a twenty percent increase and will continue to use some of the water reserve monies. Commissioner Bemmels stated that the water reserve fund is healthy in size and that we will continue to draw on the reserve fund until it reaches a balance equal to twenty percent of the annual user fees. At that time the city will again have to examine the water rate structure to see if additional revenues are needed. Commissioner Thompson stated that the effective date of the new water rates will be for all bills rendered on and after January 15, 1985, and that if it is discovered after two or three years that the present increase is not sufficient, another increase may be in order. Commissioner Heathman commented that if the city could sell more water, the present increase might not be necessary, but under the circumstances, the rate increase must be effected at this time. Commissioner Lister then pointed out that one of the main causes of the increase in the water rates is that the cost of chemicals for water treatment has gone up dramatically in the past few years and water sales have not increased correspondingly. Mayor McCrea commented that it has been several years since the City of Ottawa had a water rate increase and a twenty percent increase is really relatively small as compared to the inflation rate for the past few years. Upon call for the question, all present voted in favor of the motion.

Resolution No. 395 - Rates for Electric Service

Commissioner Thompson made a motion that a resolution finding the advisability of and ordering the adoption of applicable rates, charges, rules and regulations, conditions and availability of the service rendered by the electric department of the City of Ottawa, Kansas, and establishing an effective date therefor and providing for the enforcement thereof and rescinding prior resolutions, be passed. The motion was seconded by

Commissioner Bemmels. Commissioner Heathman stated that when the City Commission first started discussing proposed rates for the electric utility with the consulting engineers, he was confused with the figures but in the final analysis it was pointed out that a rate increase is necessary at this time. Commissioner Thompson commented that the rate study for the electric utility had not been as in depth as the rate study for the water utility inasmuch as the electric utility had had an indepth rate study just a few years ago. The results of the rate study for the electric utility indicate that a five percent increase is needed at this time and this is much more favorable than the twenty percent increase just effected for the water service. Commissioner Bemmels stated that the city is most fortunate in that it is not purchasing and will not be purchasing power from the Kansas City Power and Light Company or the Kansas Gas and Electric Company so it will not be affected by the new rates of those companies when the Wolf Creek generating plant goes on line. The city is purchasing power from a coal-fired utility and the coal-fired generators are the most economical for generating power at this time. Commissioner Lister commented that the electric fund must keep the reserves of that fund much higher than those for the water department as it would be possible for the electric utility to suffer a catastrophic loss and the reserve funds would then be needed to rebuild the system. In addition to meeting the day to day operating expenses of the electric utility, the electric system must maintain adequate reserve funds and retire the bond debt on that system. Mayor McCrea in response to Commissioner Heathman's remarks stated that the figures for the rate study were quite difficult to understand and it had been a difficult decision for the City Commissioners to make, but it was felt by the City Commission that this rate increase is in the best interest of the citizens of Ottawa. Commissioner Bemmels commented further that the City Commission had looked at both increasing rates and attempting to reduce the expenditures, but the present operating mode is such that it is doubtful that expenditures could be reduced in any appreciable amount. Upon call for the question, all present voted in favor of the motion.

Resolution No. 396 - Grant to Finance the Improvement of South Main from Seventh to Tenth Street

Mayor McCrea called on Interim City Manager Cannon to explain the KLINK grant to improve Main Street from Seventh to Tenth Street. Ms. Cannon explained that KLINK stands for connecting link and that the state has a program to assist cities in the resurfacing of connecting links for state highways and county arterial roads. The city had applied for the KLINK grant at an earlier date and the fact that these funds are now available for the Main Street project comes at a much earlier date than anyone had anticipated. In addition to the resurfacing of the street with the KLINK monies, the city will use a portion of the half-cent sales tax revenue to widen the street and install new storm drainage. Mayor McCrea commented that the state and city will inspect Main Street from Seventh to Tenth Street around the first of January to determine just what must be done to widen the street to an appropriate width and install a new driving surface. This will be the first phase of the project. Commissioner Bemmels made a motion that a resolution authorizing the mayor and city clerk to execute for and on behalf of the City of Ottawa, Kansas, Agreement No. 82-84 with the Kansas Department of Transportation to provide funding for the overlay of Main Street from Seventh to Tenth Street. The motion was seconded by Commissioner Heathman. Commissioner Thompson commented that the city had been reluctant to undertake the reconstruction of South Main because it would have been necessary to commit an entire year's revenues from the half-cent sales tax to do so. With the \$100,000 grant to assist in the improvement, it now makes it a feasible project. Commissioner Thompson commented that the people of Ottawa should be thankful for the half-cent sales tax for street projects as many streets have been improved which might not otherwise have been included. Ms. Cannon stated that the city is in a favorable position to receive KLINK monies inasmuch as the city has a

street improvement program in place and funding is available. Upon call for the question, all present voted in favor of the motion.

Fixed Base Operator's Lease

Mayor McCrea stated that the city had advertised for bids for fixed base operator at the Ottawa Municipal Airport and the best bid received was that of Mr. Paul Martin who is the present fixed base operator at the airport. Commissioner Bemmels made a motion that the city enter into a fixed base operator's lease with Mr. Paul Martin for the Ottawa Municipal Airport for the period of January 1, 1985 through December 31, 1987. The motion was seconded by Commissioner Thompson. Commissioner Bemmels then commented that the city had been very pleased with the present fixed base operator and had received many favorable comments concerning Mr. Martin's operation. Upon call for the question, all present voted in favor of the motion.

Airport Services Agreement

Mayor McCrea stated that the airport services agreement is a companion to the fixed base operator's lease and must be acted upon at this time. Commissioner Bemmels made a motion that the city enter into an airport services agreement for the Ottawa Municipal Airport with Mr. Paul Martin for the period of January 1, 1985 through December 31, 1987. There being no discussion, the question was called. All present voted in favor of the motion.

Agreement for Planning Services

Commissioner Thompson made a motion that the city enter into an agreement with Foresight Solutions, Inc. for planning advisory services for 1985. The agreement sets forth the hourly rates of the planner and the total cost to the city shall not exceed \$6,500. The motion was seconded by Commissioner Heathman. Commissioner Lister stated that the Planning Commission has been most happy with Mr. Schachter's services and had recommended the adoption of this agreement for 1985. Mayor McCrea stated that not only was the Planning Commission satisfied with the planning services of Mr. Schachter, but he had received comments from various citizens that Mr. Schachter has been able to resolve many planning problems in the City of Ottawa. Upon call for the question, all present voted in favor of the motion.

Agreement for Architectural Services for Housing Rehabilitation Program

Commissioner Thompson made a motion that the city enter into an agreement with Mr. Earl Devore for architectural services to be rendered in conjunction with the city's Community Development Block Grant housing rehabilitation program. The motion was seconded by Commissioner Lister. It was reported that the rates set forth in the program include an hourly rate of \$32.50 for the architect, \$15.50 for secretarial, \$.15 each for photocopies, and \$.225 for mileage. Mayor McCrea stated that Mr. Devore had worked for the city in this capacity before and he is very familiar with the guidelines set forth in the proposed program. Upon call for the question, all present voted in favor of the motion.

Report of 1984 Accomplishments of the City of Ottawa

LIST OF ACCOMPLISHMENTS - 1984

On February 7, 1984 the Ottawa City Commission held a day long Goal Setting Retreat at Ottawa University. This session resulted in the Commission's identification of 15 goals and many objectives to complete to work toward the realization of those goals. These goals and objectives were pursued throughout the year by the Commission and staff toward the following accomplishments in 1984:

1. The City Commission worked with Ottawa Industrial Development, Inc. toward the creation and joint financing of an Economic Development Coordinator to work with the City and OID to promote economic development in the community. This program will begin in January of 1985.
2. On August 21, the City was notified by the Kansas Department of Economic Development that it had been awarded a Community Development Block Grant in the amount of \$169,990 for the Olive-Cypress Street storm drainage improvements and for the continuation of the City's housing rehabilitation program.
3. On November 29, the City was notified of a Kansas Department of Transportation Connecting Link (KLINK) grant to provide financing for the improvement of South Main Street from 7th to 10th street.
4. On November 5 all work was completed by Meadows Construction on the Central Business District Improvement and on December 5 the City Commission accepted the project and authorized final payment.
5. On November 21 the City Commission awarded a contract for completion of the final phase of Skunk Run, from 7th & Pecan to Kanza Park, to Smokey Hill, Inc. of Salina, Kansas. Upon completion of this project in 1985, \$1,750,000 of federal Community Development Block Grant funds will have been received by the City to fund this five phase project.
6. On November 5, all work was completed on the 1984 Street Rehabilitation program which included curb & gutter replacement and surfacing improvements to Willow, 10th, 13th and North Sycamore Streets. This work was financed entirely by the City's 1/2 cent sales tax.
7. In October all work was completed on the 15th and Main intersection and signilization improvements. This improvement was financed by the Kansas Department of Transportation with Federal Hazard Elimination grant funds.
8. In October the improvement of 23rd street from Fogle Quarry to Hiway 50 was completed. This project was accomplished through the cooperative efforts of the City and County and was financed by contributions from property owners along 23rd and in the vicinity, City of Ottawa Funds, and Franklin County equipment and in-kind services.
9. In November two improvements at the Ottawa Municipal Airport were completed. The Construction of the new parallel taxiway and the installation of a new runway lighting system was funded by a 90% grant from the Federal Aviation Administration.
10. On April 4, the City Commission entered into an agreement with A.C. Kirkwood and Associates to perform water and electric rate studies for the City of Ottawa. After work on the study by the City Commission, engineer, and staff, a report and the formal study was presented to the City Commission on December 12.
11. On August 15, the City Commission issued Industrial Revenue Bonds in the amount of \$1,585,000 to finance the construction of the 65,400 square foot Wal-Mart Store which was completed and opened in October.
12. On December 5, 1984 the City Commission issued Industrial Revenue Bonds in the amount of \$1,600,000 to finance part of the

construction of the new corporate headquarters of Franklin Savings Association.

13. On September 5 the City Commission authorized Larkin & Associates to undertake a study of the condition of the swimming pool facility.
14. On April 16, the City Commission was successful in selling Mears Park property for the amount of \$47,100.
15. In June 1984, the Planning Commission formally adopted into the Comprehensive Plan of the City of Ottawa the Southwest Neighborhood Land Use Plan.
16. In June the City staff completed a slide show program for use in providing information to the community about the City's utility operations.
17. In February major tubing repairs were made to the STAG generating unit to make it's operation more efficient. This improvement was completed in May before the summer generating season.
18. In November, the original Power Plant Building was repaired and tuckpointed, in order to waterproof the building and prevent deterioration.
19. In June the Utility and Public Works departments cooperated in making improvements to the holding basin portions of the water treatment facility, located at West Second Street.
20. In October substation improvements at the KCP&L substations were completed. This improvement will enable the City of Ottawa to draw additional power through its wheeling agreements.
21. In August, the Water Distribution Division of the Department of Utilities completed a "loop " of the Lincoln Street water line.
22. The City Commission worked with National Church Residences, the Mid America Council on Aging and ECKAN in their cosponsorship of an application to the Department of Housing and Urban Development for a Section 202 loan to finance the construction of a 48 unit elderly subsidized housing development. In September 1984 a grant was awarded for this project.
23. In 1984 21 homes were rehabilitated with Community Development Block Grant funds awarded to the City of Ottawa.
24. The City Commission also cooperated with COF, Inc. in their application to HUD for a Section 202 loan to finance the construction of two residential living facilities for handicapped adults.
25. 1984 has also seen progress on two major projects underway within the City including the construction of Phase 4 of the Skunk Run Improvement from 5th & Hickory to 7th & Pecan, the Waste Water Treatment Plant and Collector system improvements.

1985 holds much promise for the City of Ottawa as we look forward to the completion of the Skunk Run improvement, Waste Water treatment plant and collector system improvements, the beginning of the Marias Des Cygne River Bridge improvement, the South Main Street improvement, completion of the Cypress-Olive Street storm drainage improvement, completion of a housing study and needs assessment, and the finalization of a Development Policy Manual for the City of Ottawa.

Application for Cereal Malt Beverage License for 1985

Following are the applicants for Cereal Malt Beverage License for 1985 as received by the city to date:

Pence Food Centers, Inc., 305 N. Main, Timothy E. VanLeiden, Manager
Package Sales Only

Pence Food Centers, Inc., 1428 S. Main, Charles E. Gillette, Manager
Package Sales Only

Paxton's Super Saver, Inc., 602 S. Maple, Dana W. Stephenson, Manager
Package Sales Only

All Services, Inc., 216 E. 23rd, Francis Kolody, Manager
Package Sales Only

Ricci Enterprises, Inc., 1020 N. Main, Ruth M. Ricci, Manager
For Consumption on Premises

William L. Jung, Inc., 2040 Princeton Road, William L. Jung, Manager
For Consumption on Premises

Waymire Price Chopper, 2008 Princeton Road, Kathleen M. Waymire,
Manager - Package Sales Only

Pizza Hut of America, Inc., 118 W. 15th Street, Lee Johnson, Manager
For Consumption on Premises

Triple K Limited, Casey's General Store, 1002 N. Main, Romona Carner,
Manager - Package Sales Only

Safeway Store #614, 901 S. Main, Paul M. Horner, Manager
Package Sales Only

Pizza Village, Inc., 330 S. Main, James M. Jones, Manager
For Consumption on Premises

Taco Tico, 1608 S. Main, Mark Meyers, Manager
For Consumption on Premises

White Grocery, 720 W. 7th, Shirley L. White, Manager
Package Sales Only

Hickory Inn Tavern, 120 E. Dundee, Billie Galutia, Owner & Manager
For Consumption on Premises

The Hide A Way, 1644 S. Main, Barbara J. Spears, Owner & Manager
For Consumption on Premises

Fraternal Order of Eagles, 524 E. 15th, Hayward Brill, Manager
For Consumption on Premises

Saddleback Lounge, 111 N. Main, William L. Osborne, Owner & Manager
For Consumption on Premises

South Conoco Travel Shoppe, I-35 and U. S. 59 Highway, James L. Allen,
Manager - Package Sales Only

Poncho's of Ottawa, 421 S. Main, Opal J. Smith, Manager
For Consumption on Premises

Andy's Service Station, 1115 W. 7th, Willard Cromwell, Manager
Package Sales Only

The Blue Room, 231 N. Main, Roger Bachelor, Owner & Manager
For Consumption on Premises

Main Street Bait and Tackle, 429 N. Main, Kathryn Benson, Owner &
Manager - Package Sales Only

Elks No. 803, 114 W. 2nd, Clarence Strickland, Manager
For Consumption on Premises

The city clerk reported that the fees had been received for all of the foregoing licenses and to the best of his knowledge all prerequisites for receiving licenses had been met. Commissioner Thompson made a motion that cereal malt beverage licenses be issued to the foregoing applicants for 1985. The motion was seconded by Commissioner Lister and all present voted in favor of the motion.

Change Order No. 1 - Contract No. 1 - Sewerage System Improvements

Mayor McCrea stated that Change Order No. 1 to Contract No. 1 - Sewerage System Improvements was for an increase in the length of time for the project only. Commissioner Bemmels made a motion that Change Order No. 1 to Contract No. 1 - Sewerage System Improvements allowing the contractor 33 additional days to complete the project, establishing a completion date of December 10, 1984, be approved. The motion was seconded by Commissioner Lister. Mayor McCrea remarked that the contractor had asked for a longer extension of the contract, but after talking to the city staff and the inspecting engineer, it was the feeling of the Governing Body that 33 additional days would be sufficient. Inasmuch as the new completion date has already passed, the contractor is presently paying liquidated damages on the project. Upon call for the question, all present voted in favor of the motion.

Change Order No. 1 - Airport Lighting Improvements

Commissioner Thompson made a motion that Change Order No. 1 for airport lighting improvements allowing for additional lighting at the airport for an additional amount of \$2,176.00 be passed. The motion was seconded by Commissioner Lister. Commissioner Thompson stated that the need for the additional lighting was discovered after the original contract was let. Upon call for the question, all present voted in favor of the motion.

Announcements

Mayor McCrea announced that a public information meeting will be held January 10, 1985, at 7:00 p.m. to discuss the proposed Main Street bridge replacement and the timeframe in which this project should take place. There has been a sentiment expressed that the Main Street bridge should not be removed for replacement until the viaduct north of town is completed. The City Commission will receive citizen input at that time and make a decision based on findings after the meeting.

Mayor McCrea also announced that the search for a new city manager for the City of Ottawa had been narrowed to less than ten applicants and that the City Commission should be interviewing applicants in the near future and announcing the new appointee soon thereafter.

There being no further business, the meeting was adjourned. The entire text of the meeting is on tape in the office of the city clerk and will remain so for one year from the date of the meeting.


Orlin W. Smith, City Clerk