

**MINUTES-REGULAR MEETING  
MAIZE CITY COUNCIL  
Monday, June 25, 2007**

The Maize City Council met in a regular meeting at 7:30 p.m., Monday, **June 25, 2007**, in the Community Building, 401 Khedive, with **Mayor Clair Donnelly** presiding. Councilmembers present were **Raynol Herndon, Donna Clasen, Karen Fitzmier, Nick Ard and Cathy Reed.**

Also present were: **Richard LaMunyon**, City Administrator, **Jocelyn Reid**, City Clerk, **Matt Jensby**, Police Chief, **Ron Smothers**, Public Works Director, **Bill McKinley**, City Engineer, **Kim Edgington**, Planning and Zoning Administrator, **Rose Mary Saunders** Grant Administrator, **Larry Kleeman**, Financial Advisor, and **Kim Bell**, Bond Counsel.

**APPROVAL OF AGENDA:**

Item 8B was deferred until later in the meeting. **Tom Powell**, City Attorney, wanted to be present when this item was discussed and he would not be able to arrive at the meeting until 8:30 PM.

Approval of an Underwriting Agreement between M & I Bank and the City of Maize was added to Item 9A.

**MOTION:** **Clasen** moved to approve the Agenda as amended  
**Herndon** seconded. Motion declared carried.

**CONSENT AGENDA:**

The Consent Agenda was submitted for approval.

**MOTION:** **Clasen** moved to approve the Consent Agenda as presented.  
**Ard** seconded. Motion declared carried.

**CITY HALL CONSTRUCTION UPDATE:**

**Curt McNay**, Caber Construction, presented an update on the construction of the new city hall complex. He showed updated floor plans to the Council and answered questions.

**Celi Jensby**, Interior Design Consultant, provided an update on interior design, colors and office décor.

Council was also provided with a summary of expenditures and balances from the City Hall Trust Account at Southwest National Bank.

This was a discussion item only. No action was taken.

**T-MOBILE TOWER LEASE AGREEMENT:**

Due to the lateness of the hour, this item was discussed although **Powell** was not present. **Greg Ferris**, representative for T-Mobile, presented the lease agreement to the Council and answered questions. The lease is for \$1,800 per month with a 3% increase for five years. He noted changes to be made to the lease and will meet with **Powell**, to finalize the agreement. A final agreement will be presented to the Council at the July 23, 2007 meeting.

This was a discussion item only. No action was taken.

**DUGAN PARK REALTOR LISTING:**

A letter from Brad Saville of Landmark Commercial Real Estate regarding the sale of Dugan Park was given to Council for review. Staff asked for direction regarding the sale including how much of the property to sell and Council expectations.

**Herndon** wanted staff to research the selling prices of 5-10 acre commercial properties in the area and the city portion of property taxes on a \$1,000,000 commercial development.

This was a discussion item only. No action was taken.

**EAGLE POINT PETITION AND RESOLUTION:**

A petition and resolution creating a sewer benefit district for the Eagle Point Commercial Addition was presented to the Council for approval. The benefit district is originally defined as only the property in the Eagle Point development which will pay 7% of the total cost. As other properties petition to benefit from the improvement they will be charged a benefit fee which will reimburse the City for its original cost.

**MOTION:** *Clasen* moved to accept the Eagle Point petition.  
*Herndon* seconded. Motion declared carried.

**MOTION:** *Clasen* moved to adopt the Eagle Point Resolution.  
*Ard* seconded. Motion declared carried.

*City Clerk assigned Resolution #404-07.*

**RESOLUTION AUTHORIZING ISSUANCE OF TEMPORARY RENEWAL NOTES, SERIES A 2007 FOR \$4,770,000 AND APPROVAL OF UNDERWRITING AGREEMENT BETWEEN M & I BANK AND CITY OF MAIZE:**

A resolution to issue Series A 2007 Temporary Notes in the amount of \$4,770,000 was presented to the Council for approval. The amount includes the original amount of the Series B Temp Notes of \$4,400,00 plus interest of \$308,000 and issuance costs of \$62,000. The City will issue GO bonds to cover these temp notes and the Series C 2005 Temp Notes on October 1, 2007.

An underwriting agreement between M & I Bank and the City was also presented to Council for approval.

**MOTION:** *Clasen* moved to adopt the resolution for the issuance of Temporary Renewal Notes Series A 2007 in the amount of \$4,770,000 and authorize the Mayor to sign.  
*Ard* seconded. Motion declared carried.

*City Clerk assigned Resolution #405-07.*

**MOTION:** *Clasen* moved to accept the Underwriting Agreement between M & I Bank and the City of Maize.  
*Ard* seconded. Motion declared carried.

**SPECIAL ASSESSMENT DEFERRAL POLICY:**

Staff has discovered a need for a city policy allowing for deferral of special assessments. State law does allow for deferrals under certain conditions, however, state statute may not be applicable in all cases. The City legal staff has suggested that the Council adopt its own policy for deferment of special assessments and asked Council for permission to research such a policy.

**MOTION:** *Ard* moved to instruct the City Attorney to research a deferral of special assessment policy.  
*Fitzmier* seconded. Motion declared carried.

**EMPLOYEE HEALTH BENEFITS:**

Staff presented an employee health benefit package for Council consideration and action. The health benefit items include Health (which includes medical, prescription and vision) Insurance and Dental Insurance. Two options were presented to the Council. Option 1 was the City pays 100% of the single health benefits with the City paying 80% of the difference between single health insurance coverage and employee/spouse, employee dependent and family insurance and the employee pays 20%. Option 2 was the City pays 80% of total health benefits and the employee pays 20% of total health benefits.

**MOTION:** *Fitzmier* moved to approve Option #2.  
*Clasen* seconded. Motion declared carried.

**PROPOSED SIGN CODE AND LANDSCAPE ORDINANCE:**

*Edgington* presented the proposed Sign Code and Landscape Ordinance that the Planning Commission had completed and

