

**MINUTES-REGULAR MEETING
MAIZE CITY COUNCIL
Monday, September 24, 2007**

The Maize City Council met in a regular meeting at 7:30 p.m., Monday, **September 24, 2007** in the Community Building, 401 Khedive, with *Mayor Clair Donnelly* presiding. Councilmembers present were *Raynol Herndon, Karen Fitzmier, Cathy Reed* and *Donna Clasen*. *Nick Ard* was absent.

Also present were: *Richard LaMunyon*, City Administrator, *Chief Jensby*, Chief of Police, *Ron Smothers*, Public Works Director, *Bill McKinley*, City Engineer, *Shane Coelho*, Sr. Management Analyst, *Larry Kleeman*, Financial Advisor, *Kim Bell*, Bond Counsel, *Kim Edgington*, Planning Administrator, and *Pat Longwell*, Code Enforcement Officer.

APPROVAL OF AGENDA:

The Agenda was submitted for approval.

MOTION: *Clasen* moved to approve the agenda as presented.
Fitzmier seconded. Motion declared carried.

PUBLIC COMMENTS:

Harlan Priddle, Chairman of the K-96 Corridor Development Association, updated the Council on the status of the Association, the Economic Development Plan and corridor activity. To date there are 26 members from Reno and Sedgwick Counties.

CONSENT AGENDA:

The Consent Agenda was submitted for approval.

MOTION: *Clasen* moved to address individual items on the Consent Agenda.
Reed seconded. Motion declared carried.

MOTION: *Clasen* moved to approve the minutes of the Regular Council meeting of August 27, 2007 and the Special Council Meeting of August 6, 2007 as amended to include addresses of those who spoke at the public hearing, to correct dates in the header and to add the previous mill levy and current mill levy to the record.
Fitzmier seconded. Motion declared carried.

MOTION: *Clasen* moved to receive and file the minutes from the Tree Board Meeting of August 9, 2007.
Fitzmier seconded. Motion declared carried.

MOTION: *Clasen* moved to receive and file the minutes of the Planning Commission meetings of May 3, 2007; June 7, 2007; July 19, 2007 and August 2, 2007.
Herndon seconded. Motion declared carried.

MOTION: *Clasen* moved to approve the expenditures from August 21, 2007 thru September 17, 2007 in the amount of \$700,314.30.
Herndon seconded.

TAX INCREMENT FINANCING (TIF) DISTRICT PUBLIC HEARING RESOLUTION:

A Resolution setting the date for public hearing for public comment on the creation of a Tax Increment Financing District for the Maize Town Center Redevelopment District was submitted for Council approval. This district would include an IMAX theater, a bowling alley and a retail area. Andy Mitchell, Project Developer with D. J. Christie, Inc., presented an overview of the project.

MOTION: *Clasen* moved to adopt the Resolution setting a public hearing for 7:30 pm, November 26, 2007, in the Community Building to hear public comment on the establishment of a redevelopment district for the Maize Town Center Project
Fitzmier seconded. Motion declared carried.

City Clerk assigned Resolution #416-07.

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2007/2008 PROJECT FUNDING:

A Revised 2007 Project Funding plan was submitted for Council approval. Base on a survey of existing and new developments a revised 2007 financial plan was developed by an overview group including Councilmember Clasen, the City Financial Advisor, the City Clerk and the City Administrator. The proposed plan exceeds the City Debt Policy by \$265,070 for 2007, but does not exceed state statute debt limits.

MOTION: *Clasen* moved to approve the Revised 2007 Financing Plan increasing the City Debt Policy by \$265,070 for 2007 as presented by staff.
Herndon seconded. Motion declared carried.

WATERCRESS 2ND ADDITION PHASE I REVISED PETITION AND AMENDING RESOLUTION:

A revised petition and a Resolution amending Resolution #399-07 for paving improvements in the Watercress 2ND Addition increasing the amount of the proposed project from \$478,000 to \$684,000 was submitted for Council approval.

MOTION: *Fitzmier* moved to accept the Watercress Second Addition Phase I revised paving petition and to adopt the Resolution amending Resolution #399-07 authorizing paving improvements in the amount of \$684,000.
Reed seconded. Motion declared carried.

City Clerk assigned Resolution #417-07.

WADLEY RANCH WATER DISTRIBUTION SYSTEM CONTRACT:

A construction contract from Nowak Construction in the amount of \$37,917 for the Wadley Ranch Water Distribution System was submitted Council approval.

MOTION: *Clasen* moved to accept the Nowak Construction Contract in an amount not to exceed \$37,917 and authorize the Mayor to sign.
Reed seconded. Motion declared carried.

EMERALD SPRINGS ADDITION PHASE I PETITIONS AND RESOLUTION:

Petitions requesting street paving, water, sewer, and storm water improvements in the amount of \$2,135,000 and a Resolution authorizing said improvements for Emerald Springs Addition Phase 1 were submitted for Council approval. Sewer and storm water will be installed first for an amount of \$1,184,400.

MOTION: *Clasen* moved to accept the Emerald Springs Addition Phase 1 Petitions and to adopt the Resolution authorizing said internal improvements in Emerald Springs Addition Phase 1 for an amount not to exceed \$2,135,000.
Fitzmier seconded. Motion declared carried.

City Clerk assigned Resolution #418-07.

TEMPORARY NOTES, SERIES B 2007 RESOLUTION:

A Resolution authorizing the issuance of Temporary Notes, Series B 2007 for \$5,000,000 was submitted Council for approval. The notes will fund all of the projects in the Revised 2007 Financing Plan.

MOTION: *Reed* moved to approve the Resolution for the issuance of Temporary Notes, Series B 2007 in the amount of \$5,000,000 to finance the revised 2007 financial plan.
Herndon seconded. Motion declared carried.

City Clerk assigned Resolution #419-07.

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WATERCRESS 2ND ADDITION PHASE 1 PAVING CONTRACT:

A construction contract from Cornejo and Sons in the amount of \$537,739.08 for paving was submitted Council for approval.

MOTION: *Clasen* moved to accept the construction contract with Cornejo and Sons in the amount not to exceed \$537,739.08 and authorize the Mayor to sign.
Fitzmier seconded. Motion declared carried.

WENINGER PLATTING EXTENSION-ZONING CASE Z-02-005:

A request for a one-year extension to plat the Paul Weninger property at the corner of 37th Street and 119th Street was submitted for Council approval.

MOTION: *Clasen* moved to grant the one-year platting extension for the Paul Weninger property Zoning Case Z-02-005.
Reed seconded. Motion declared carried.

EAGLE'S NEST ADDITION-FINAL PLAT:

The final plat for the Eagle's Nest Addition, a 127-lot single-family plat at 119th Street south of 45th Street, was submitted for Council approval. Based on its findings, the Maize Planning Commission recommended approval of the final plat with conditions. All conditions have been met except for the Home Owners By-laws and Covenants.

MOTION: *Clasen* moved to accept the Eagle's Nest Addition final plat with accompanying dedications, and that the plat to be filed with the County Register of Deeds when all conditions stipulated by the Planning Commission have been met and authorized the Mayor to sign.
Herndon seconded. Motion declared carried.

EXECUTIVE SESSION:

Mayor Donnelly requested a fifteen minute executive session to discuss personnel matters.

MOTION: *Fitzmier* moved to enter executive session for 15 minutes to discuss personnel matters.
Clasen seconded. Motion declared carried.

Council entered executive session at 10:35 pm and reconvened at 10:50 pm. No action was taken.

ADJOURNMENT

With no further business coming before the Council,

MOTION: *Fitzmier* moved to adjourn.
Reed seconded. Motion declared carried.
Meeting adjourned.

Respectfully submitted by: _____
Jocelyn Reid, City Clerk