

Special Council Meeting  
March 26, 2015, 6:00 p.m.  
City of Oswego, Kansas

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

Also Present: Deputy Clerk Renee Cochran, Bill Cunningham, John Davis, Caleb Strickland, Brenda Richardson and Carole McKinley.

### **Water Plant - Filter Media Replacement**

Two quotes were presented for replacement of the filter media at the Water Plant; Brenntag - \$10,766.84 and Red Flint Sand and Gravel - \$10,420.40. Clerk Cochran stated that Supt. Jurgensen recommended going with Brenntag since the city has dealt with them for years in the supply of chemicals for the city as well as the fact that they are much closer if more media is needed than what was estimated. Clerk Cochran also said City Clerk Eddington reported that Rural Development has approved Brenntag's quote. Vance made a motion and Rea seconded to approve Brenntag's quote for \$10,766.84. Motion carried.

### **Pecan Bids**

The Bid Opening for picking pecans at the Stone Hill Estates Property was March 25<sup>th</sup> at 10:00am. Only one bid was received - from Don Sotta. Council had agreed to go out for bids with a 3 year contract with a clause that if the property sold the city would reimburse the individual for any expenses of spraying or fertilizing. The bid received from Sotta stated that if the property was sold he would retain rights to the pecan harvest for three seasons. It also included two options with the city paying a portion of the expense to spray or fertilize. Deputy Clerk Cochran reported that Clerk Eddington had contacted Chief Elliott and asked for clarification on the bid as she had some questions.

Sotta then provided an update to his bid and removed the 3 year agreement. The bid is for a 1 year contract March to March (since this is the month that the spraying needs to be done) with these two options:

- City pays for 50% of the spray and fertilizer. City receives 50% of the pecan revenue.
- City pays for 33.3% of the spray and fertilizer. City receives 33.3% of the pecan revenue.

If the property is sold before the pecan harvest the city would reimburse Sotta for 100% of the cost to spray and fertilize for that season. Council asked what was the cost of the chemicals? Clerk Cochran said Chief Elliott had stated the chemicals would cost around \$350 per year. Council discussed that the intention was for the bidder to incur the cost of the chemicals and that was why the city was offering the three year contract. There was also no guarantee that spraying or fertilizing would increase the harvest enough to allow the city to recoup their portion of the cost. Owens made a motion and Rea seconded to reject the bid. Motion carried.

### **112 Iowa Offer**

An offer on 112 Iowa was presented from Jaymie Nesbitt for \$45,000. Council reviewed a spreadsheet of the expenses to date on the property - \$44,530.38. Clerk Cochran said there will

be a few additional expenses that haven't been received yet for some advertisement, Real Estate Guide - \$40, Labette Avenue Ad - \$10.20 and the taxes will be pro-rated at closing. The city had just received the new valuation from the County on the property and with the renovation the property value has almost doubled. The city was to pay all closing costs which are estimated at \$200 but the purchaser has agreed to take care of this expense.

Council discussed whether a counter offer should be made since the asking price was \$49,500. Bringle said that it is difficult for someone who meets the low income guidelines to qualify for a loan. There would be no guarantee that the individual would be able to get a loan for more than the offer and could cause the deal to fall through. Council discussed that at \$45,000 the city would just about break even. The greater benefit was that someone would be provided with affordable housing and the city would see an increase in annual property tax revenue. Owens made a motion and Bringle seconded to accept the offer for \$45,000. Motion carried.

### **Set Special Meeting to Approve Sale of Grainger Property**

The auction for the sale of the Grainger Property is Saturday, March 28<sup>th</sup>. Chesnutt has prepared and sent the contract to Tucker and he has approved it. If the property is sold on the 28<sup>th</sup> the Council must approve the contract before it can be signed. According to Chesnutt, Real Estate law says the contract must be signed within 48 hours. Deputy Clerk Cochran reported that Clerk Eddington asked if the Council can meet on Monday night, March 30<sup>th</sup>. The consensus of the Council was to hold a special meeting at 6:00 p.m. on Monday.

### **Stone Hill Estates**

At the last Council meeting it was determined that more information was needed before making a decision on setting a per lot price for the lots in Phase 1 at Stone Hill Estates. It was also suggested that the Council meet in conjunction with the Housing Committee for the discussion. City Staff was working with the electric and gas companies to gather the requested information. Mayor Fischer said that representatives from both Westar and Kansas Gas have taken the plat maps to work from but have not supplied the city with any cost estimates. The issue was tabled.

### **ADJOURNMENT**

There being no more comments or further business Owens made a motion and Tynan seconded to adjourn the meeting at 6:17 pm. Motion carried.

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Mayor Glenn Fischer

Attest:

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Deputy City Clerk Renee Cochran