

Westmoreland City Council
November 10, 2021 minutes

The Westmoreland City Council met on November 10, 2021 at the Community Center for its monthly meeting.

Governing Body members present: Mayor, Mark Goodenow; Councilmembers Ashley Rice, Waide Purvis, Jeff Rosell, Jim Smith and Mark Jack.

City Staff present: Maintenance Supervisor, Robert Krohn and City Attorney, Summer Dierks via phone.

City Staff absent: City Treasurer, Teresa Varriale and City Clerk, Vicki Zentner.

Others present: Gayli Harman, Post Office clerk and Cale Prater, reporter for The Times.

There being a quorum present Mayor Goodenow called the meeting to order at 7:00 PM.

Approval of Agenda: Councilmember Jack moved to approve the agenda as presented. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of October 14, 2021 meeting minutes and October 27, 2021 special meeting minutes: Councilmember Purvis moved to approve the minutes of the October 14, 2021 regular meeting and the October 27, 2021 special meeting as presented. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of monthly bills: Councilmember Purvis moved to approve the payment of the monthly bills as presented. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Public Comments (non-agenda items only): There were no public comments.

New Business: Gayli Harman, Post Office clerk, asked the council of possible options for the allowing long-term stays at the RV Park.

Councilmember Purvis asked Ms. Harman if she would be interested in applying for the RV Park camp host position. Ms. Harman indicated that she might be interested in the position depending on what all it would entail. Councilmember Purvis reiterated to start with filling out an application for the camp host position after which the council would start a discussion of the requirements of the position and possibly move forward.

Rural Water District #4 rate increase: It was brought to the attention of the council that the rates for RWD#4 to the city were increasing by \$0.25/1,000 gallons beginning in February, 2022.

Councilmember Rosell asked that this item be tabled and requested the city attorney look over the current Ordinance for water rates and report back to the council.

Cereal Malt Beverage (CMB) license renewal for Short Stop and Liquor License renewal for Westy's Liquor: Councilmember Rosell moved to approve the CMB license renewal and the Liquor License renewal for Westy Liquor Stop. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Setting of Employee Evaluations date: The council agreed to table the setting of the employee evaluations until the December 9, 2021 meeting.

Pool improvement meeting: After discussion, the council agreed to table the pool meeting until improvements were needed and a final decision needed to be made.

Old Business: City Attorney Dierks stated she was continuing to work on breaking down and combining the seven (7) different animal ordinances, and as soon as it is completed, she will email the city clerk the revisions to be emailed to the council for consideration.

Staff Reports:

City Treasurer: Councilmember Purvis moved to approve the treasurer's report as submitted. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Maintenance Supervisor: Maintenance Supervisor Krohn, reported the following:

UTILITIES

*Replaced a faulty water meter at 209 E. Main and sent it in to Core and Main for warranty replacement

*Exercised 130 water valves throughout town as required to be done yearly by KDHE (Kansas Department of Health and Environment).

*Along with Larson Construction, bored and installed new water service and meter at 307 S. 6th

*Discuss a new house that is proposed to be built at the corner of N. 4th and Campbell Streets. Two (2) options for water service: Install 150' of 1" poly or 170' of 4" pvc with valves and fire hydrant on the dead end. Two (2) options for sanitary sewer service: Install 200' of 8" pvc with a dead-end manhole or property owner would be responsible for installing a 250' 4" pvc sewer service

STREETS

*Removed brush and tree limbs along the side of the street on Scott Drive

PARKS

*Removed the damaged signage off the grandstand at the south ball diamond

*Fabricated and installed frame for new score board at the north ball diamond

CEMETERY

*Opened/closed one (1) full burial

*Memorial plaque damaged at the cemetery will need to be replaced for a minimum cost of \$800, not including the cost to reset it into the marble base it is currently fastened to

MISC

*Waiting on the gas service to be capped before removal of house at 204 S. Walnut

*Town cleanup day filled one (1) 40-yard dumpster and one (1) 30-yard dumpster with over 40 loads of trash brought in

Councilmember Rosell stated he was in favor of the longer water line and the owner be responsible for the installation of the sewer line for the new house at the corner of N. 4th and Campbell Streets as suggested in Krohn's report.

Councilmember Smith moved the city install the pipe for water service and the owner be responsible for installing the pipe for sewer service at the property at the corner of N. 4th and Campbell Streets. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Krohn stated he was waiting for the gas company to cap the service line at the house at 204 S. Walnut before he began the demolition of the house. Councilmember Purvis directed Krohn to put rat poison in the house until he can demolish it due to some neighbors being concerned about rats from the residence. Attorney Dierks informed Krohn that boat on the property could be removed.

City Clerk: In the absence of the city clerk, Councilmember Jack asked the council to allow the city clerk to pay the credit card bills that the Clerk and Maintenance Supervisor use for the purchase of items for the city along with doing the bank reconciliations due to the absence of the City Treasurer.

Councilmember Smith moved to allow the City Clerk to pay the credit card bills in the absence of the City Treasurer as long as they were double checked by a councilmember in order to ensure checks and balances were happening. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Discussion occurred about the city treasurer opening and what help the city's auditors could offer.

Councilmember Jack informed the council that the auditors were aware of the situation. Councilmember Purvis suggested the auditors be contacted to see their thought process and possibly set up a special meeting to figure out details. Councilmember Jack mentioned the benefit of having the auditors help train a new treasurer would be the correct training process from the beginning. Councilmember Jack also stated there were a few people that would be willing to come into the city office to help part-time until the position could be filled.

Councilmember Jack informed the council that Zola Christensen was interested in doing a senior project and was considering putting an adult size swing in the city park. She will be put on the December agenda to discuss this project with the council.

Councilmember Jack mentioned that Christmas in Westmoreland would be Saturday, December 11, 2021 and the Westmoreland Chamber was interested in a donation of a family pool pass for the 2022 pool season.

Councilmember Jack moved to donate a family pool pass for the 2022 pool season to the Westmoreland Chamber for the Christmas in Westmoreland event. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Councilmembers Reports:

Streets: Councilmember Rosell inquired where the council and the county stood on the Campbell Street project. Attorney Dierks stated she would reach out to John Watt (the county's attorney) and make contact.

Utilities: Maintenance Supervisor Krohn informed the council there was a sewer backup behind the grocery store and that it had been four (4) years since the lining, so there was a possibility of issues with roots.

Animal Control: Councilmember Smith had nothing to report.

Planning & Zoning: Councilmember Smith had nothing to report.

Pool: Councilmember Rice had nothing more to report.

Fire Department: Councilmember Jack reported there was a structure fire at 505 Main on November 5, 2021.

During the Department of Labor inspection, it was found that the cascade system needed an additional inspection and Weis Fire will come do the inspection. The SCBA bottles are out of date, and some cannot be use. Councilmember Jack informed the Fire Chief to come up with a breakdown of what was needed and present it to the council.

Cemetery: After discussion, the City Attorney thought he best way to deal with the cemetery issue would be eminent domain. She had sent an additional correspondence to the owners stating the council wanted to work with them, but she had heard nothing back. It was agreed that if there was no communication from the owners by the December 9, 2021 council meeting, the council would move forward with eminent domain.

Attorney Dierks suggested that the council have a statement about the importance of the property to the city.

Parks: Councilmember Purvis had nothing to report.

Mayor: Mayor Goodenow had nothing to report.

City Attorney: Attorney Dierks reported she had received a signed easement release from Leonard Ebert and was still waiting on a response from Jerrol Springer regarding the sewer extension project on Scott Drive.

She is still working on the zoning Ordinance.

The property at 202 Armer has ten (10) days to remove a tree. The property owner had spoken with the city treasurer about having a contractor come out. The letter that was sent to the property owner states the need to have written communication with the city that they would comply.

Attorney Dierks had sent communication to Todd Prockish about his interest in purchasing the small property owned by the city adjacent to his property between S. Walnut and Pine Streets for \$1.00, and that he had 14 days to respond. As of the date of the meeting, she had not had any response.

Executive Session: Councilmember Jack moved to hold an executive session beginning at 8:06 PM for up to 10 minutes regarding personnel matters of non-elected personnel and to protect their privacy with the Councilmembers, Mayor and Maintenance Supervisor in attendance along with the City Attorney via phone. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Councilmember Jack moved to exit the executive session at 8:16 PM. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Mayor Goodenow declared the executive session adjourned.

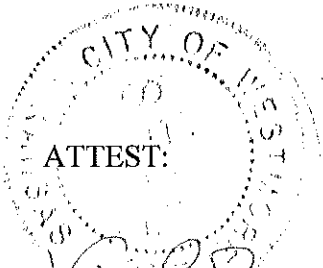
After some clarification from the City Attorney, the result of the executive session was as follows: Mayor Goodenow appointed Robert Krohn as the temporary city agent. Councilmember Purvis then made the motion to accept the appointment of Robert Krohn as the temporary city agent. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

There being no further business brought before the council, Councilmember Smith moved to adjourn the meeting. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Mayor Goodenow declared the meeting adjourned at 8:21 PM.

Approved by the Governing Body on December 9, 2021.

Signed: 
Mark A. Goodenow, Mayor



Vicki B. Zentner
Vicki B. Zentner, City Clerk