

Westmoreland City Council
March 12, 2020 minutes

The Westmoreland City Council met on March 12, 2020 for its regular monthly meeting at the Westmoreland Community Center.

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

City Staff present: Maintenance Supervisor, Robert Krohn; City Treasurer, Teri Varriale; Pool manager, Amber Krohn; City Agent, Jeff Zimmerman and City Clerk, Vicki Zentner.

City Staff absent: City Attorney, Summer Dierks.

Others present: Mary Jo Hanner with Westy Area Chamber; Megan Campbell and Scott Schreiner with Westy Rec Commission; Luke Goodenow with Fire Department; Rob Roudybush and Julio Franco with Hall Brothers, Inc.; and Dawn Henry, Resident.

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

Approval of agenda-additions/deletions:

Christy Hitch with Tri-County Waste was deleted from the agenda due to a conflict and Rob Roudybush and Julio Franco with Hall Brothers, Inc., were added to the agenda.

There being no further additions or deletions to the agenda, Councilmember Jack moved to approve the amended agenda. Councilmember Rice seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of minutes of February 13, 2020 council meeting:

Councilmember Smith moved to approve the minutes of the February 13, 2020 council meeting as presented. Councilmember Rosell 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 Rice seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Public Comments on non-agenda items:

There were no comments on non-agenda items from the public.

Rob Roudybush and Julio Franco with Hall Brothers, Inc., regarding street improvements:

Mr. Roudybush presented the council with an option for street improvements instead of chip and sealing the streets. It is a frictional mastic surface treatment which is a mixture of asphalt emulsion, increased levels of angular fine aggregates, polymers and catalysts. This product is called Onyx and is designed to protect the city streets, minimize future maintenance treatments and gets traffic back on the streets more quickly.

Mr. Roudybush stated that the Onyx product would be laid down with two (2) coats, fires fast and traffic would be able to travel on the street within an hour. He stated that Onyx will not fill in cracks or pot holes.

Councilmember Rosell informed the council that Pottawatomie County had indicated that they would no longer be offering chip and seal and he felt that the Onyx product would be the best option for the city. He stated that he felt the city needed to continue to maintain the city's streets or there potentially could be major problems in the future.

Maintenance Supervisor Krohn stated that with the Onyx product there would be no dust and no extra chips pushed into the curbs or drainage ditches.

After some brief discussion, Councilmember Rosell moved to hire Hall Brothers, Inc. to seal eight (8) designated streets at a cost of \$49,854.75. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Mr. Roudybush and Mr. Franco exited the meeting at 7:10 PM.

Mary Jo Hanner with Westmoreland Area Chamber regarding informational signage for RV Park:

Mary Jo Hanner, representing the Westmoreland Area Chamber, presented the council a copy of the signage for the RV Park information at the self-check-in station for their comments and approval.

Mrs. Hanner informed the council that two (2) years ago, members of the chamber had attended a "boot camp" on revitalizing small towns. Information obtained at this meeting centered on how to draw visitors to small town businesses and one (1) of the ideas that was presented was to have a place for informational brochures of the

town and surrounding area. Westmoreland businesses will be placing brochures of what their business has to offer to visitors.

Recently, Mrs. Hanner has painted the trim around the windows and door at the self-check-in station red, and would like to put some sort of metal flowers in the outside window flower boxes.

Mrs. Hanner then presented the council with a sample of the signage pointing to the check-in station with the word INFORMATION on it. She stated that this signage would be on black vinyl. After some discussion on this signage, the council decided not to place it on the RV Park restroom outside wall. However, a metal sign with INFORMATION on it was approved to be placed above the existing signage on the check-in station.

Megan Campbell with Westy Rec Commission regarding proposed changes of summer ball program:

Megan Campbell, director of the Westy Rec Commission, gave the council an update of the proposed changes to the summer ball program. She stated that the rec board had spoken with the Rock Creek School District superintendent about the possibility of the Westy Rec and St. George Rec joining together and become a district team.

Nothing will change this year as far as combining teams, but Mrs. Campbell did inform the council that Wamego had pulled out of the league, but other towns have been contacted to join Westmoreland and St. George in a league.

Councilmember Jack stated that he had heard a rumor that the city was going to charge the rec for the use of the ball field in Westmoreland once the new ball diamond was built at Rock Creek for the high school team. Mrs. Campbell said only non-city teams (traveling teams) may be charged for the use of the ball field, that a decision had not been made on this yet by the board.

(Mrs. Hanner exited the meeting at 7:45 PM).

Mayor Goodenow asked what the city could do to help. Councilmember Rosell stated that the rec commission in the past had come to the council asking for help in purchasing equipment for the teams, but they had not come in several years.

Mrs. Campbell replied that equipment is needed and that some had been purchased personally by her. Councilmember Rosell requested that Mrs. Campbell give a list of equipment needed and receipts of what had already been purchased to the city clerk for the council to consider at the next council meeting.

Mrs. Campbell exited the meeting at 8:07 PM.

Forestry Grant application-Luke Goodenow:

Luke Goodenow presented the council with a list of proposed equipment purchases to be applied for through the Kansas State Forestry Grant.

After some brief discussion, Councilmember Rosell moved to allow the Fire Department to prepare the forestry grant application for equipment as presented by Mr. Goodenow. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with one (1) abstention [Councilmember Smith] due to conflict of interest.

(Scott Schreiner exited the meeting at 8:15 PM).

Revisions to Zoning Ordinance #489 per Planning and Zoning recommendations:

Maintenance Supervisor Krohn and Councilmember Smith, liaison to the planning and zoning commission, presented the recommended changes to zoning Ordinance #489 from the planning and zoning commission.

One change would be to allow permits for carports to be included under the requirements for a regular building permit instead of as a conditional use permit that would require a public hearing and notification.

Other changes would be to allow fences in the front of residences with certain requirements and to allow storage containers on properties.

The council felt that the planning and zoning commission would need to discuss the storage containers more in depth and requested that this be brought back to the council at the April council meeting.

Request for Care Home Easter Egg Hunt:

Councilmember Purvis moved to donate a family pool pass to the Care Home Easter Egg Hunt. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Scheduling of special meetings for pool and goal setting:

April 2, 2020 at 7:00 PM at the Westmoreland Community Center was set as the date and time of a special meeting for the pool and city goal setting.

Old Business:

City Park restroom revisited:

Discussion was held on the city park restroom issue. After some brief discussion, the council requested that the city clerk contact the grant administrator for the city and ask that playground equipment be added to the application for the special round of funding from the State when the announcement has been made.

RV Park cabin revisited:

Discussion was held on the possibility of erecting a cabin at the city's RV Park. It was decided to table this issue until a later date.

Future agenda items:

Besides the aforementioned items, there were no further future agenda items to be placed on the April city council meeting's agenda.

City Staff Reports:

City Agent:

City agent, Jeff Zimmerman, reported that one (1) vehicle reported on at the February council meeting was now in the hands of the city attorney for prosecution.

The council instructed Mr. Zimmerman to file a report on the trailer being demolished on North 4th Street and the city clerk to send the report to the landowner and the city attorney.

Maintenance Supervisor Krohn informed the council that the trailer court on State Street was slowly getting taken care of, but there were still some legal matters that the new landowner was dealing with. Krohn stated he would call the landowner to find out when the landowner thinks he will get the trailer court completely cleared and cleaned up.

City Treasurer:

Councilmember Purvis moved to accept the treasurer's report as presented. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Maintenance:

Maintenance Supervisor Krohn reported the following:

UTILITIES

- Attended KRWA (Kansas Rural Water Association) continuing education class for water/wastewater license, as per KDHE (Kansas Department of Health and Environment)
- Sent KDHE 1st quarter influent/effluent test results
- Possible private property sewer service problem on Scott Drive where two (2) services may be tied together causing issues for one (1) of the properties. Waiting on owner to camera the service to confirm the issue
- RWD 4 (Rural Water District 4) has replaced the media in their sand filter and it should greatly improve the quality and taste of the water in town
- Sent KDHE our 2020 lead and copper sampling plan for approval
- Working with Core & Main and Sensus to replace all of the AMR (Auto meter reader) water meter Flex Point sensors throughout town, due to them appearing to be faulty. Over 200 of them have quit working and or not communicating. The system is under warranty and some of them have been sent back to Sensus for testing to find the cause of the problem. This problem started in January with some of them showing bad batteries and has gotten worse over the last couple of months.
- Waiting on approval for funding the erosion project at the lagoons from USDA (United States Department of Agriculture). At the same time, they will decide whether a waiver will be submitted for SMH Consultants to design the project or if their engineers will design the project. Have not been given a time line for this decision from USDA

STREETS

- Graded the street shoulders for proper storm water drainage on Rock Creek Drive, Quail Drive, Redbud Drive and Pine Street
- Installed ditch liner at Pine Street and Flush Road due to storm water causing washouts off of the street
- Saw cut asphalt patches on Main Street and Oregon Trail Drive to be patched later this month or next
- Installed 14 snow route signs on the designated streets

PARKS

- Inspected playground equipment and made necessary repairs
- Removed dead pine tree at City Park

CEMETERY

- Opened/closed two (2) burials

POOL

- Ordered and received new basketball goal
- Ordered and received paint for the pool and waiting for proper weather to paint the walls and the floor of the pool

PLANNING AND ZONING

- Issued demolition permit for 501 N. 4th
- Issued building permit for a new building at 503 Cochrun

EQUIPMENT

- Installed new front brake rotors on 2008 GMC
- Serviced existing generators
- Received, put together and test ran two (2) new generators
- Umscheid Auto repaired/replaced clutch pedal and assembly that had broken off at the fire wall of 2006 Chevrolet

Krohn informed the council that he had prepared a letter to the acting state conservationist at the Natural Resources Conservation Service as a requirement for the funding for the creek erosion project that needs to be sent by March 27, 2020.

Councilmember Purvis moved to have Krohn send a copy of the letter to the city attorney to review and after approval from the city attorney, send the letter to the Natural Resources Conservation Service acting state conservationist. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Councilmember Rosell informed the council that he and Krohn had discussed the need to purchase a new truck. He explained that Krohn's present truck was still in good condition but had a lot of miles on it. Should the city purchase a new truck for Krohn, his current truck would then be passed down to the maintenance assistant and the 2006 Chevrolet would be kept as a backup.

After some brief discussion, Councilmember Rosell moved to purchase a new truck for the maintenance supervisor paying no more than \$40,000 and enter into a lease/purchase agreement with a local bank. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

City Clerk:

City Clerk Zentner had nothing to report.

COUNCILMEMBERS REPORTS:

Streets: Councilmember Rosell had nothing more to report.

Utilities: Councilmember Jack stated that he felt that the water meter issues needed to be taken care of and recommended that Krohn and the city treasurer would work together on the readings and should there still be incorrect readings to get with both Core and Main and the billing software companies to get it figured out.

Animal Control: Councilmember Smith had nothing to report.

Planning and Zoning: Councilmember Smith had nothing more to report.

Pool: Councilmember Rice had nothing more to report.

Fire Department: Councilmember Jack stated that the Seven Township Fire Board would like to have a joint meeting with the city council to discuss agreements between the two (2) so that everyone was on the "same page". Councilmember Smith will contact the Seven Township Board president to set a date for this meeting.

Cemetery: Councilmember Purvis had nothing to report.

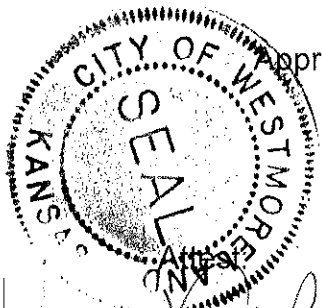
Parks: Councilmember Purvis waived his report to Krohn. The ball diamond is ready to go for the season. Vents for the refrigerator have been installed. The outfield fence needs replaced but will wait until the high school ball team is finished using the field.

Mayor: Mayor Goodenow had nothing to report.

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

Mayor Goodenow declared the meeting adjourned at 8:58 PM.

Approved by the Governing Body on April, 9, 2020.



Signed: Mark A. Goodenow
Mark A. Goodenow, Mayor

Vicki B. Zentner
Vicki B. Zentner, City Clerk