

Westmoreland City Council Meeting  
June 17, 2021 minutes

The Westmoreland City Council met on June 17, 2021 at the Westmoreland Community Center for its monthly meeting which was re-scheduled from June 10, 2021 due to lack of a quorum.

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

Governing Body members absent: Councilmember Waide Purvis and Ashley Rice (entered the meeting at 7:05 PM).

City Staff present: Maintenance Supervisor, Robert Krohn; City Treasurer, Teri Varriale; City Attorney, Summer Dierks; Pool Manager, Amber Krohn and City Clerk, Vicki Zentner.

Others present: Houston Pierce and Alexander Mittie with VonFeldt, Bauer and VonFeldt; Megan Campbell with Rec Commission; Kaylene Plummer with the Westy Area Chamber, Jill Overkamp, owner of Rock House Antiques 1880 and Cale Prater, reporter for The Smoke Signal/The Times.

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

*Additions/deletions to agenda:* There being no additions or deletions to the agenda, Councilmember Jack moved to approve the agenda as presented. Councilmember Smith seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Purvis and Rice being absent.

*Approval of minutes of May 13, 2021, regular meeting, May 20, 2021, and June 2, 2021 special meetings:* Councilmember Jack moved to approve the minutes of the May 13, 2021 regular meeting and the special meeting minutes of May 20, 2021 and June 2, 2021 as presented. Councilmember Smith seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Purvis and Rice being absent.

*Approval of payment of the monthly bills-discussion on KAN-EQUIP bill:* City Clerk Zentner informed the council that the bill for repairs to the backhoe had been \$395.97 above the motion made at the April 8, 2021, council meeting, and she had not paid it due to this increase above the original motion.

Councilmember Rosell moved to approve the payment of the additional \$395.97 to KAN-EQUIP for the backhoe repairs. Councilmember Smith second the motion. The

motion passed three (3) ayes to zero (0) nays with Councilmembers Purvis and Rice being absent.

Councilmember Smith then moved to pay the rest of the monthly bills as presented. Councilmember Jack seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Purvis and Rice being absent.

(Councilmember Rice entered the meeting at 7:05 PM).

*Presentation of the 2020 city audit:* Alexander Mittie with VonFeldt, Bauer and VonFeldt presented to the council 2020 city audit recently completed.

Mr. Mittie informed the council that there were no found violations of the cash basis laws regarding the expenditures of the city in 2020.

Mr. Pierce then went through each fund in the budget and stated that the city was under the budget for each fund that he had budgeted for, stating that this was a good thing. He also stated that the city office staff was very helpful and provided all documentation that he and Mr. Mittie requested.

There being no questions regarding the 2020 city audit, Councilmember Rosell moved to accept the 2020 city audit findings as presented. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

*Discussion for the 2022 city budget:* Mr. Pierce informed the council that the Kansas Senate had passed a new bill that "establishes notice and public hearing requirements prior to approval by a governing body to exceed its revenue neutral rate for property tax purposes and discontinuing the city and county tax lid..." He stated that if the city made more than the county assessment figures from property taxes, the city would need to hold a hearing. If the city would make less than there would be no need for the hearing. Mr. Pierce recommended that the council go ahead and hold a hearing just to make sure.

He then inquired of the council if they wished to keep the mil levy for 2022 the same as 2021 or possibly raise it 1 mil. The council requested that Mr. Pierce make up two (2) scenarios for the council to consider.

Mr. Pierce asked the council if the payment on the KDHE (Kansas Department of Health and Environment) loan would be paid out of the sewer utility fund, and if the lease payments for the Silverado truck would be split 50/50 between the general and utility funds. The council said yes.

Councilmember Rosell stated that the council knew that some repairs would need to be done at the city swimming pool and asked Maintenance Supervisor Krohn if he had any idea what that cost might be. Krohn responded that he did not know at this time.

Mr. Pierce suggested that he put in the 2022 budget a line item for pool repairs and put \$10,000-\$15,000 in the line item for repairs.

Other items the council felt would possibly need to be budgeted for 2022 were overlaying of streets and public restrooms at City Park. Mr. Pierce stated he would look at how these items could be incorporated in the budget for 2022. He will formulate them and give a preliminary report to the council before the August 12, 2021 council meeting. He stated that the State will also provide a resolution to be published regarding the hearing and will pass it along to city staff to be published.

There being no further discussion or questions for Mr. Mittie or Mr. Pierce regarding the 2020 city audit and the 2022 proposed budget, they exited the meeting at 7:31 PM.

*Public comments on non-agenda items:* There were no public comments to be made.

*Kaylene Plummer with Westy Area Chamber:* Mrs. Plummer addressed the council by inviting them to attend the monthly chamber meetings held the 2<sup>nd</sup> Wednesday of the month at 11:30 am at the South 40 Café.

She stated that the chamber would like to collaborate with the city in attracting new businesses and residents. She had put together "Welcome" baskets and given to city hall to give to new residents that had items from businesses as well as a welcome letter and business brochures.

Mrs. Plummer stated that the Car Show and Bar Be Que would not take place this year and that the Haunted Hospital would not as well due to the hopeful sale of the Dechairo Hospital building. She said the Chamber was hoping to have some sort of event in the fall, but nothing had been decided upon.

Chamber had replaced the Welcome sign that had begun to peel at the east entrance of Main Street.

Mrs. Plummer wanted to know where the council thought the "Information" sign that the chamber had made could be placed at the RV Park. She understood that it was too large to be placed on the check-in station. Maintenance Supervisor Krohn stated that it could be attached to posts next to the check-in station building and that he had some posts that would work.

Chamber had been in contact with the board of directors of MKC in hopes that they would re-consider closing their business in Westmoreland, but to no avail. They will be pulling their gasoline pumps, which will be a big blow for farmers and others that use "off-road" diesel fuel. There had been talk that the MKC board might lease the building out and chamber is talking to potential tenants.

Councilmember Rosell stated that the council would like to work with the chamber and hoped both entities could work together towards common goals for the city.

*Megan Campbell with Rec Commission:* Mrs. Campbell stated that she was trying hard to help stop the parking of vehicles in the yards adjacent to the T-Ball field on North Walnut. She stated that she had contacted the coaches that have practices and games at the field asking them to inform the parents of the players to not park there and to use the parking areas at the Pottawatomie County Annex Building (aka old school building) as well as getting this information out to the visiting teams and their spectators.

Councilmember Rosell stated that the city needs to work on getting a field at the old high school track just southwest of the ball diamond at the grade school, and felt the council needed to talk about this more.

Mrs. Campbell stated that the joint Rec Commissions of Westmoreland and St. George were wanting to offer more community activities and was wondering if it would be okay with the city to use the old track field for flag football and possibly soccer. The council agreed.

Mrs. Campbell stated that she had spoken to a company about a solar scoreboard to be used at the T-Ball field. The company stated that right now the cost with freight was \$3,000, but that the price would be going up the first of July.

Councilmember Rosell stated he was not opposed to the scoreboard, and that perhaps Mrs. Campbell should talk to the bank to see if they would be willing to help with the purchase price.

Mrs. Campbell said that if the field isn't used for games, there was no need for the scoreboard. Councilmember Rosell stated the city wanted people to come to town and if a scoreboard were feasible, he felt it would help.

There being no further discussion or questions, Mrs. Campbell and Mrs. Plummer exited the meeting at 7:51 PM.

*Request to block off S. 4<sup>th</sup> Street between Main and State Streets:* Jill Overkamp, owner of Rock House Antiques 1880, addressed the council requesting permission to block off S. 4<sup>th</sup> Street between Main and State on August 14, 2021. She stated that she was having an auction and would like to be able to put auction items in this area.

Councilmember Jack moved to allow blocking off S. 4<sup>th</sup> Street for Mrs. Overkamp's auction between Main and State Streets during the hours of 8:00 AM to 4:00 PM. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Mrs. Overkamp thanked the council and exited the meeting at 7:55 PM.

*Update on Scott Drive sewer line issue:* There was nothing to report as the resident had not updated city staff on the issue.

*Approval of contract with Amanda's Amenities for cleaning:* City Attorney Dierks stated that the contract looked fine to her and as long as the council was in agreement with the requests, she recommended the approval of the contract.

Councilmember Rosell moved to approve the contract with Amanda's Amenities for the cleaning of the community center and the RV Park bathhouse and requests stated within the contract. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

*Discussion on cemetery software program for the cemetery:* Clerk Zentner informed the council that she had not solicited information on this software, that the company had contacted her.

Councilmember Rosell asked if the clerk felt this was something the city needed. Zentner replied that she had looked over the information that the council was given as well, and it was almost exactly what staff does now.

Councilmember Rosell stated that he did not feel the city needed the program, especially with the purchase price and the additional yearly cost of support. The rest of the council agreed.

*Discussion on abandoned/vacant buildings requirements:* Per Councilmember Rosell's request, copies from other cities regarding abandoned/vacant buildings were provided in the council's packets.

Councilmember Rosell asked Attorney Dierks if she had looked them over. Attorney Dierks stated she had, and that the city already had an ordinance that addressed these issues. Councilmember Rosell then asked if the city's ordinance had

any monetary penalties, to which Attorney Dierks stated only for the cost of removing the structures.

Councilmember Rosell stated he liked the sample Ordinance from Council Grove and felt the city needed to do something like they have. He said he was tired of looking at vacant buildings and residences that no one is trying to fix and remove on their own.

*Future agenda items:* Councilmember Jack asked that the Scott Drive sewer line issue be added to the July 8, 2021 agenda.

### **Reports:**

Pool Manager: Manager Amber Krohn stated that the pool has scheduled 80 private lessons so far and have had seven (7) pool parties.

She stated that on Saturday, June 26, 2021, she will not have enough staff to open during the day due to conflicts of the employees. Councilmember Rosell stated that if there weren't enough staff to open, that Krohn should put a sign up at the pool letting patrons know.

Krohn stated that due to not having a replacement guard stand due to shipping issues, she is keeping four (4) guards on duty. Three (3) guards will be out and one (1) will be in the concession/entry area. Two (2) guards will be monitoring the deep end of the pool for safety reasons.

Councilmember Rosell asked Maintenance Supervisor Krohn to contact Blenn's Welding to see if a guard stand could be made.

There being no more discussion on the pool, Manager Krohn exited the meeting at 8:09 PM.

Treasurer: There being no questions for Treasurer Varriale regarding her monthly report, Councilmember Jack moved to approve the treasurer's report as given. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Maintenance: Maintenance Supervisor Krohn reported the following-

### **UTILITIES-**

- Repaired and sent invoice for damaged AMR water meter sensor to 410 Scott Drive and 402 S. Pine

- Collected and sent monthly water bacteria samples to KDHE. Samples came back absent for any bacteria in the water.
- RE Pedrotti repaired electrical issues at the vault

### ***STREETS-***

- Signed a contract for \$45,145.11 with Hall Brothers, Inc. for this year's street maintenance project using Onyx Mastic Surface Seal for 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup> North and part of Skene Streets
- Patched streets ahead for this year's Onyx Mastic Surface Seal.

### ***PARKS-***

- Discuss safety netting that can be purchased and installed for \$500 with the use of two (2) utility poles that were given to the city by EVERGY, at the T-ball diamond to help protect the property to the north of the diamond
- In contact with a ball diamond lighting company who has looked at the main ball diamond (by Grade School) and is working on an estimate for replacement LED lighting. Rough estimate of cost from a similar facility switching out to LED along with necessary electrical work done is \$60,000.
- Mowed and sprayed weeds.
- Discuss the installation of two (2) LED flood lights by Evergy with a pole located centered on the west side of the tennis court at City Park. Cost would be around \$52 a month to our streetlight bill
- Discuss request to install an ADA (Americans with Disabilities Act) parking area at the Frank Memorial Shelter at the RV Park with an estimated cost of \$2,5000
- Drug the infields of both ball fields for the Rec Commission

### ***CEMETERY-***

- Mowed and sprayed weeds

### ***POOL-***

- Energy Center repaired leak in the return line of the pool plumbing off the pool pump/heater
- Replaced the filter sand in both filters due to it no longer filtering the water correctly and causing high pressure issues with the plumbing
- Repaired broken pool brick with hydraulic cement

## **BUILDINGS-**

- Serviced and replaced the faulty oil pressure switch on the fire station generator

## **PLANNING AND ZONING-**

- Issued a violation letter for a fence built without a permit at 202 W. Cooper

## **EQUIPMENT-**

- KAN-EQUIP finished repairs to the backhoe

## **MISC.-**

- Spring cleanup filled 1 ¾ 40 yd. dumpsters and 1/3 of a 30 yd dumpster with metal

Krohn reported that Hall Brothers, Inc. will be laying the Onyx Mastic Surface Seal next week and those streets will be closed to allow the seal to seal and cure.

The lift station at Richard Wilson's had a sock flushed down causing the pump to overheat. Councilmember Rosell asked if there was a contract with Mr. Wilson and Krohn responded he was not aware of one, but there was verbiage in the utility Ordinance the council passed recently regarding this.

The gate and control panel are up at the cemetery, but Krohn is waiting on some components to finish the installation.

Since MKC is closing, the city will not be able to purchase fuel as of July 1, 2021 from them. Krohn has found that MKC would provide a tank to be installed at the city shop ground, but it would be a 500-gallon tank and the city would be charged for the usage of the fuel they used. Wanklyn Oil will charge \$25 a year per tank, including pumps and maintenance and the city would provide the electricity and pay for the fuels used. Krohn stated the city could also set up an account with Short Stop as another option.

Councilmember Rosell stated he felt Wanklyn Oil was the best option. The rest of the council agreed.

Krohn stated that one (1) city mower will need to be replaced by year end. The cost with trade-in for a new mower would be \$8,500. It was decided to wait and see



what the budget looks like near the end of the year before a decision is made on purchasing a new mower.

(Cale Prater exited the meeting at 8:25 PM)

Clerk-

Zentner informed the council that she had received an email from Jim Bradley requesting permission to plant a Red Oak tree in the cemetery in memory of his late wife, Marian. Krohn will email Mr. Bradley back requesting more information and decision on where exactly to plant the tree.

Zentner informed the council that \$4,340.50 of loan money was remaining after paying HAMM for the Rock Creek Bank Stabilization project balance. She reminded the council that reimbursement of engineering fees could be made with the loan money and asked permission to transfer the \$4,340.50 from the wastewater improvement fund into the utility fund to reimburse the city for payments made to SMH Consultants in that amount.

Councilmember Jack moved to allow the transfer of \$4,340.50 from the wastewater improvement fund to the utility fund as requested. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

**Councilmembers reports-**

Streets- Councilmember Rosell had nothing more to report but did ask Attorney Dierks if the city had received a signed contract with Pottawatomie County regarding the agreed upon Campbell Street improvements. Attorney Dierks stated that she had not and would contact them again for the contract. She did say that she was told no work would start until 2022.

Utilities- Councilmember Jack had nothing more to report.

Planning and Zoning- Councilmember Smith had nothing to report.

Pool- Councilmember Rice had nothing more to report.

Fire Department – Councilmember Jack stated that the alternator went out on the city's fire truck and was scheduled to be repaired by the end of next week. Thursday, June 24, 2021 there will be a pump test done on the city's truck.

Mayor- Mayor Goodenow had nothing to report.

City Attorney- Attorney Dierks informed the council that she had resolutions on dilapidated buildings ready for the Mayor's signature and just needed the council to approve it.

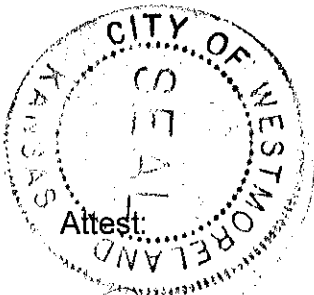
Councilmember Rosell moved to allow the Mayor to sign resolutions regarding dilapidated buildings for court. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Attorney Dierks informed the council that two (2) cases were dismissed, and she was moving forward on having a summons served on one (1) case regarding trash and debris.

There being no further business brought before the council, Councilmember Smith moved to adjourn the meeting. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Mayor Goodenow declared the meeting adjourned at 8:36 PM.

Approved by the Governing Body on July 8, 2021.



Vicki B. Zentner  
Vicki B. Zentner, City Clerk

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