

Westmoreland City Council Meeting
September 12, 2019 minutes

The Westmoreland City Council met on September 12, 2019 at the Community Center for its regular monthly meeting.

Governing Body members present: Mayor, Mark Goodenow; Councilmembers, Ashley Rice, Jim Moore, Jim Smith and Mark Jack.

Governing Body members absent: Councilmember, Waide Purvis.

City Staff present: Maintenance Supervisor, Robert Krohn; City Agent, Jeff Zimmerman; City Treasurer, Teresa Varriale; City Attorney, Summer Dierks, and Pool Manager, Amber Krohn.

City Staff absent: City Clerk, Vicki Zentner.

Others present: Megan Campbell, Westy Rec. Commission; Dorothy Campbell and Rita Newell, Citizens for Courthouse Conservation (CCC); Leonard Ebert, property owner; Phyllis Hupe, Charlene Schreiner and Deanne Smith, Westy Community Care Home (WCCH); Alex Zimmerman, Rock Creek High School student, and Cale Prater, reporter for The Wamego Times.

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

Additions/Deletions to prepared agenda: Mayor Goodenow informed those in attendance of the addition of Phyllis Hupe from WCCH. Councilmember Moore added a discussion regarding the Care Home bond refinance and a discussion regarding RWD #4 monthly payment. Councilmember Jack added an executive session to protect the privacy of non-elected personnel.

There being no further additions or any deletions to the agenda, Councilmember Jack moved to approve the amended agenda. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Approval of August 8, 2019 minutes: Councilmember Jack moved to approve the August 8, 2019 minutes as corrected. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Approval of payment of monthly bills: Councilmember Jack moved to approve the payment of the monthly bills as presented. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

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

Mary Jo Hanner regarding informational booth at RV Park signage: Mary Jo Hanner was unable to attend the meeting, but she sent a picture of the signage to be presented at the meeting. After some brief discussion, the council decided to not approve the submitted picture for the RV Park informational booth signage.

Aaron Barth regarding property on Fulton Street: Due to the absence of Mr. and Mrs. Barth, this item was struck from the agenda.

Megan Campbell – Westy Rec. Commission: Mrs. Campbell had several requests, the first being a new refrigerator for the concession stand at the ball diamond. Councilmember Jack moved to purchase the new refrigerator not to exceed \$600.00 for the concession stand at the ball diamond. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent. The refrigerator will be purchased and installed by Maintenance Supervisor Robert Krohn, and he will install it in a manner so as to create more circulation around the refrigerator. Councilmember Jack amended the previous motion to approve the purchase of the refrigerator and installation by Krohn at the ball diamond concession stand. The motion was seconded by Councilmember Smith. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

The second request from Mrs. Campbell was for an upgrade at the t-ball field, to include shade and an enclosure for the dugouts. After some discussion, Councilmember Rice moved to allow Maintenance Supervisor Krohn to spend up to \$1,800.00 to install shade and an enclosure to the dugouts at the t-ball field. The motion was seconded by Councilmember Moore, and passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

The next request from Mrs. Campbell was that she be allowed to plant a flower bed between the t-ball field and the home directly to the north, which would help keep players and attendees from entering the neighbor's yard during practice and games. The Council discussed the idea with Maintenance Supervisor Krohn and said it would be fine.

The final request from Mrs. Campbell was to restrict parking during practices and games along Walnut Street north of the t-ball field, since it is a very narrow residential street. After some brief discussion, Councilmember Moore moved to allow Maintenance Supervisor Krohn to install signage to restrict public parking on Walnut Street north of the t-ball field. Councilmember Jack seconded the motion and it passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

(Megan Campbell exited the meeting at 7:20pm)

Dorothy Campbell – Courthouse video: Dorothy Campbell and Rita Newell from the CCC gave an informational presentation regarding the historical Westmoreland Courthouse, including a video to promote saving the courthouse. The council thanked them for their attendance and presentation.

Update on roof on Chris Wege's shed: Councilmember Jack has discussed the situation with Mr. Wege, and the council decided to monitor the progress for one month and readdress the situation at the October meeting.

Update on city park restroom building: Councilmember Moore presented the revised plan to the council, along with an email from Maintenance Supervisor Krohn detailing some suggestions regarding the building. After some discussion, the council decided to have the plan redrawn to incorporate some of the suggestions. Councilmember Moore will present the revised plan at the October council meeting.

Cost of removing tree on Leonard Ebert's rental property: Discussion regarding tree removal between Leonard Ebert's property and Saundra & Dale Hennigh was held. Councilmember Jack informed the council that the Hennighs had previously been contacted after an ice storm regarding the removal of the tree at that time by the city. The Hennighs stated they did not want it removed. Mr. Ebert stated he was willing to clean up the limbs, etc. if the tree was removed, but he was not going to pay for the initial cost to remove the tree. Maintenance Supervisor Krohn stated that due to the height of the tree, a crane would need to be used to safely remove the tree. He had spoken to Hummell tree service for an estimate (they are the only tree removal company in the area with a crane) and they estimated the cost at \$3,000.00. After more discussion, the council asked Leonard Ebert to talk to the Hennighs and also procure more bids on the removal of the tree.

(Mr. Ebert and Mrs. Newell exited the meeting at 7:53pm)

Request to clean drainage ditch at Care Home: The council held a brief discussion regarding a ditch starting by the Care Home's loading dock and going down to 6th Street. Councilmember Moore and Maintenance Supervisor Krohn will look at the ditch and the issue will be revisited at the next city council meeting.

WCCH open house: Phyllis Hupe, Charlene Schreiner, and Deanne Smith from the care home informed the council that there would be an open house on Saturday, September 28, 2019 from 2 to 4 in the afternoon. There would be door prizes and refreshments served.

WCCH bond refinancing: Phyllis Hupe discussed renovations and remodeling needs at the care home. Councilmember Moore informed the council of a plan to refinance the existing bonds that would lower the interest rate and payments on the bonds, and some of the proceeds would be used for the renovations and remodeling of the care home. A resolution to approve the refinancing will be drafted and discussed at the October council meeting.

(Phyllis Hupe, Charlene Schreiner, and Deanne Smith exited the meeting at 8:10 pm)

Approval of special event permit for Ben Owens Benefit: Councilmember Jack moved to approve the special event permit for the Ben Owens Benefit. The motion was seconded by

Councilmember Rice, and passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Donation request for Ben Owens Benefit: The donation request for the Ben Owens Benefit was denied.

Update on exit project – Alex Zimmerman: Alex Zimmerman informed the council that she had completed her exit project and thanked the council for letting her bench be installed in city park. She then thanked Robert Krohn for being her mentor for the project.

(Miss Zimmerman exited the meeting at 8:10 pm)

Ordinance #570 “...providing for the removal of trees and shrubbery on private property...”: After some brief discussion, Ordinance #570 was tabled until the October council meeting.

Ordinance #571 “...providing for the demolition and site clearance of property...”: After some brief discussion, Ordinance #571 was tabled until the October council meeting.

(Cale Prater exited the meeting at 8:20 pm)

City Agent: City Agent Jeff Zimmerman and the council discussed the items presented on the flow chart provided by the city clerk. There were no further questions or comments.

(Dorothy Campbell exited the meeting at 8:30 pm)

Discussion on monthly payment to RWD #4 - Councilmember Moore: Councilmember Moore requested that Attorney Dierks be allowed to contact RWD #4 regarding the monthly payment from the city for installation of water lines from their plant to Westmoreland, as per the agreement dated July 22, 1999 and revised October 23, 2000, for clarification as to the total balance due by the city. Councilmember Jack moved to allow the above stated request. Councilmember Rice seconded the motion, which passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Future agenda items: Councilmember Smith requested a discussion regarding hydrant testing.

Staff Reports:

Pool Manager: Amber Krohn, pool manager, informed the council that the lifeguard rescue tubes need to be replaced. Councilmember Moore moved to allow Krohn to purchase the necessary lifeguard rescue tubes not to exceed \$1,000.00. Councilmember Smith seconded the motion, which passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Krohn informed the council that she had several other ideas for next pool season, including a basketball goal for the pool, a pool vacuum, and hiring a water aerobics instructor. She said the telephone at the pool needed to be replaced. In addition, she stated that there were not many pool patrons after school began in August, but Labor Day was very busy. Lastly, the fence between the pool and the baby pool was loose.

City Treasurer: Councilmember Jack moved to approve the treasurer's report as presented. Councilmember Smith 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:

Replaced new AMR water meter at 109 S. 2nd due to faulty installation damaging the meter.

Replaced three AMR water meter sensors and sent invoices to the property owners (\$ 182.51 each) due to them being broken by mowing or being run over. Waiting on delivery of meter setters to finish installing remaining commercial AMR water meters.

Streets:

Placed asphalt millings off the alley at 4th/Main.

KCAT Tree Service finished trimming trees as part of the contract with the county to chip seal.

Carley Construction began sidewalk project on Quail.

Received materials for Walnut and Skene ditch drainage project and will begin project as soon as time allows.

Parks:

Mowed and sprayed weeds.

Heavy rains destroyed the pedestrian bridge at the shop that connects the trail to the RV Park.

Cemetery:

Mowed and sprayed weeds.

Pool:

Mowed and sprayed weeds.

Began winterizing equipment.

Buildings:

Mowed and sprayed weeds.

Garage Door Place installed new garage door openers at the storage garage.

Coaltrain Guttering installed new guttering on the fire station.

Planning and Zoning:

Issued a building permit for a fence at 408 Quail

Issued a permit for chickens at 109 N. 1st.

Equipment:

Reed Company replaced brake pads, brake lines, shift cable, and repaired tailgate latch lever linkage of F650 (T3).

Attorney Dierks stated she would look at the notice given to the residents regarding the new water meters to see if the amount owed for damaging a meter could be added to their property taxes in case of nonpayment by a resident.

Krohn informed the council that the water tower tank would be inspected and cleaned on Sunday, September 15th. In addition, the Fleming Brothers will begin the 6th Street sidewalk project in October.

Councilmembers Reports:

Streets: Councilmember Moore had nothing to report.

Utilities: Councilmember Jack had nothing to report.

Pool: Councilmember Rice had nothing to report

Animal Control: Councilmember Smith had nothing to report

Planning and Zoning: Councilmember Smith had nothing to report

Fire Department: Councilmember Jack had nothing to report

Mayor: Mayor Goodenow had nothing to report

City Attorney: Attorney Dierks had nothing to report

Mayor Goodenow and the council discussed the citywide clean up day being held on October 12th. The city clerk will prepare postcards to be sent to residents with details.

Councilmember Rice moved to enter into executive session at 9:00 pm. for fifteen (15) minutes to discuss personnel matters of non-elected personnel and to protect their privacy with the Mayor, Councilmembers, city maintenance supervisor, city treasurer and city attorney present. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Councilmember Jack moved to exit from executive session at 9:15 pm. 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 open at 9:15 pm.

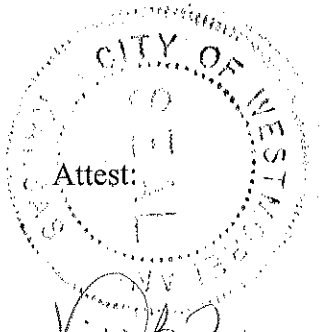
As a result of the executive session, Councilmember Moore moved that the city treasurer take over the water billing software and the monthly bill processing, and after training by Advantage Computer, to work with Advantage to correct the billing issues. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

There being no further business brought before the council, Councilmember Moore moved to adjourn the meeting. Councilmember Jack 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 9:20 pm.

Approved by the Governing Body on October 10, 2019.

Signed Mark A. Goodenow
Mark A. Goodenow, Mayor



Attest:

Vicki B. Zentner
Vicki B. Zentner, City Clerk