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Request for Special City Council Meeting

Westmoreland, Kansas

Dated: November 12, 2020

To: Mark A. Goodenow
Mayor of Westmoreland


We, the undersigned, Council members of the City of Westmoreland, Kansas, hereby respectfully request you to call a Special Meeting of the Council for the object(s) and purpose(s) of:

Discussing with current landlords regarding liability of informing the city when new tenant has moved in; informing city when cleaning between tenants is finished to charge the landlord the usage for such cleaning, etc.

This meeting will take place at the Community Center on November 18, 2020 at 7:00 PM.

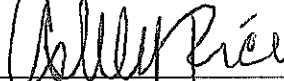
Signed: _____ Council member

Mark Jack



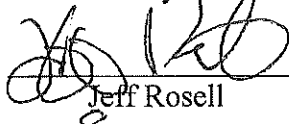
_____ Council member

Waide Purvis



_____ Council member

Ashley Rice



_____ Council member

Jeff Rosell



_____ Council member

Jim Smith

Westmoreland City Council
Special Meeting Minutes
November 18, 2020

The Westmoreland City Council held a special meeting on November 18, 2020 at the Westmoreland Community Center for the purpose of discussing solutions with billing issues with landlords.

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

Governing Body member absent: Councilmember Mark Jack.

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

Others present: Landlords, Chris and Ashley Wege, Leonard Ebert and Terry Nelson.

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

Mayor Goodenow opened the floor to the landlords present for suggestions as to what procedures they felt would need to be made to the issue of tenants moving in or out without informing City Hall, as well as keeping the utility service on for the landlords to clean, and who would be responsible for any bills.

Leonard Ebert stated that he had no problem telling city hall when a tenant moves in or out of his rental properties. Terry Nelson echoed Mr. Ebert's comment.

Councilmember Rosell stated that it is not possible to assume that people will do what they are supposed to do.

Mayor Goodenow suggested that the landlords inform city hall that the tenant has moved out and the landlord would like to keep the service on so as to clean the residence and then call when the cleaning has been done and the city shut off the service until a new tenant moves in. This would then make the new tenant responsible for having the service put in their name and pay the required hookup fee.

Chris Wege asked if the council would consider making part of the hookup fee refundable when the tenant moves. He felt that this might make people inform the city when they move if they would get part of the money back.

Mayor Goodenow informed the landlords that the city used to do this, but, by law, the city would also have to give them interest on the refund.

Mr. Ebert asked if landlords could request the service be kept on after a tenant moves and pay the minimum charges each month until a new tenant moves in. The council said they could.

Councilmember Rosell suggested that a form be made that would require the landlord to fill out and turn in to city hall indicating that a tenant had moved in or out, with the date of moving out – if the landlord knows – and whether the service is to be kept on or shut off.

Councilmember Purvis said that the council just wanted to protect the landlords as well as the city for payment of utility bills. He stated that he did not want landlords to have to pay a bill that was not theirs to begin with, and that the city couldn't afford to not collect for services rendered since the city has to purchase water to supply to the residents and businesses as well.

Mr. Wege asked that if a form was made up, could the landlords get several copies and drop the completed form off at city hall in the drop box after hours. The council agreed that this could be done.

Mrs. Wege asked if landlords could also receive a copy of the first notice of service being late. She felt that this might be helpful for the city getting paid and would also let the landlords know if service was close to be terminated for non-payment by their tenants. This request was agreed to by the city council.

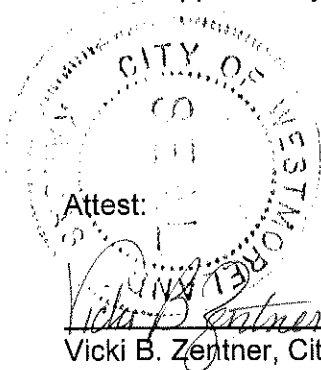
Attorney Dierks will make the necessary changes to the present Ordinance and present to the council for approval at the December 10, 2020 council meeting.

Mr. and Mrs. Wege, Mr. Ebert and Mr. Nelson exited the meeting at 7:35 PM.

After some brief clarification between the council and city attorney and the wording of the new requirements to be added to the present Ordinance, Councilmember Smith moved to adjourn the special meeting. Councilmember Purvis seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Jack being absent.

Mayor Goodenow declared the special meeting adjourned at 7:40 PM.

Approved by the Governing Body on December 20, 2020.



Vicki B. Zentner, City Clerk

Signed: 
Mark A. Goodenow, Mayor