

Westmoreland City Council
June 08, 2023 minutes

The Westmoreland City Council met on June 08, 2023 at the Westmoreland Community Center for its monthly meeting.

Governing Body members present: Mayor, Mark S. Jack; Councilmembers, Jim Smith, Waide Purvis and Bruce Meininger.

Governing Body member absent: Councilmembers John Coleman and Ashley Rice

City Staff present: Maintenance Supervisor, Robert Krohn; Pool Manager, Ethan Karnes; and City Clerk, Julie Wren

Others present: Resident; Michelle Campbell, Owner of Main St Mercantile; Rita Newell, Westmoreland Chamber Member; Kaylene Plummer, Houston Pierce and Alexander Mittie with VonFeldt, Bauer and VonFeldt; Dollar General Representative; Jason Resser; Pott. County Sheriffs Dept; Lt. Rice & Officer Torres, and Reporter of The Times; Cale Prater.

There being a quorum present, Mayor Jack called the meeting to order at 6:30 PM.

Agenda: Councilmember Meininger asked to take Jerry off the agenda due to not being able to attend. Councilmember Purvis moved to approve the agenda with additions. Councilmember Smith seconded the motion. The motion passed three (3) ayes to zero (0) nay with Councilmembers Coleman and Rice being absent.

Consent Items: There being no corrections or discussion, Councilmember Meininger moved to approve the consent items. Councilmember Purvis seconded the motion. The motion passed three (3) ayes to zero (0) nay with Councilmembers Coleman and Rice being absent.

Public comments on non-agenda items: There were no comments on non-agenda items from the public in attendance.

Presentation of 2022 City Audit: Alexander Mittie with VonFeldt, Bauer and VonFeldt presented to the council 2022 city audit recently completed.

Mr. Mittie informed the council that there was a personal leave balance for a new employee that did not start at zero resulting in the year-end personal leave balance being overstated. City Treasurer fixed this error for that employee's PLT. A couple other items needed fixed were KPERS expenses that were reclassified from General and Utility

Funds to Employee Benefit Fund. There were expenses paid in 2023 that needed to be moved back to 2022.

There being no questions regarding the 2022 city audit, Councilmember Purvis moved to accept the 2022 city audit findings as presented. Councilmember Smith seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Coleman and Rice being absent.

Discussion on proposed budget for 2024: The City was still waiting on Budget Sheet from the County to finish numbers. Mr. Pierce suggested to the Council that they should plan on having a special meeting due to RNR hearing needing to be held within the time frame of August 20 thru September 20th 2023.

Mr. Pierce asked the Council what projects they felt needed to be budgeted for 2024. Councilmember Purvis would like to see the city streets be repaired and not just "bandaged" by chip and seal. This is an expensive project, but it's something that he would like to see get started. Mr. Pierce suggested moving money from general into street improvement yearly to help save for this project.

A second item needed are 800 megahertz radios for the volunteer fire department. The City is working with Seven Township in getting these radios. Mr. Pierce asked to give him an estimate and he will formulate these numbers and give a preliminary report for the council for the special meeting (which will need to be discussed and scheduled at the next Council Meeting) held in August 2023.

There being no further discussion or questions for Mr. Mittie or Mr. Pierce regarding the 2022 city audit and the 2024 proposed budget, they exited the meeting at 7:07 PM.

Kaylene Plummer and Rita Newell representing Westmoreland Area Chamber:

Kaylene and Rita started with saying their goal for 2023 is to encourage out-of-town visitors to shop Westmoreland and visit historic sites and attend planned events. Every dollar spent at businesses in Westmoreland increases tax dollars being returned to the city. With that being said, Chamber would like to partner with the city and other civic groups in Westmoreland to accomplish this goal. Chamber has been in contact with KS Travel Guide for advertising, advertising in local and nearby publications, and plan to print and distribute brochures county-wide to draw attention to Westmoreland. Also exploring ideas to expand fund-raising so we can give back to the community.

One project the Chamber has voted to support is the placement of billboards, one to the south of Westmoreland, near Rock Creek School on Flush Rd and one to the north of Westmoreland on Hwy 99 so that visitors coming from both south and north are encouraged to visit Westmoreland. Chamber is working with Layton Thomas of Thomas Family Signs, LLC to create the billboards. The total cost of each billboard is \$1,350.

That price includes building an 8' X 16' wood structure to accommodate a wrap, payment to a landowner for use of land space, annual maintenance and liability insurance coverage. Another local organization has voted to contribute \$750 toward the billboard cost.

Kaylene and Rita would like to invite the city council to partner with the chamber and share in the cost at a level the city would be comfortable with. Billboard wraps can be expected to last approx. 2-3 years and the ongoing cost in years 2 and 3 would be \$900 for each billboard.

Councilmember Purvis expressed his passion towards Westmoreland and does not want to see this town turn into a ghost town. He asked the two ladies if they have anyone helping them find a grant that could possibly help them. They said no. Purvis thought SMH Consulting could benefit Chamber and assist them with finding a grant.

After further conversation, with there not being a quorum due to councilmember Meininger abstaining to vote due to being a chamber member, Councilmember Purvis asked that this be brought up at the next council meeting.

(Rita left @ 7:24 pm)

Jason Resser speaking on behalf of Dollar General: Mr. Resser, Store Manager of the Westmoreland Dollar General, stated that Dollar General has grants that the city can apply for. He knows of a town who had a library put in due to the grant Dollar General provided. He said the store in Westmoreland is meeting higher expectations than they thought. He proceeded with sharing the ranking numbers of the DG store here in town, #1 out of 20 in the district, #1 out of 215 in the region, #2 out of 1,897 in the division and #12 out of 19,312 in the company ranking. He also stated the store was set up to be a self-checkout only but knowing the residents in town and liking someone to assist them, that is why you see a rubber chicken to squeeze when needing assistance, so that they can still be of service for us.

(Kaylene left @ 7:30 PM)

Future agenda items: Set a date for a special meeting in the August w/ VonFeldt, Bauer & VonFeldt, Council's involvement with assisting costs of billboards/advertising the town with the Westmoreland Area Chamber and purchasing AED machine for the City Pool.

Reports:

Treasurer: City Treasurer was absent. Wren reported Reese had spoken to a gentleman who visited several cemeteries over the memorial weekend and Westmoreland's cemetery by far was two hands above all the others.

Wren reported Reese had to sign up for a free 30 day trial for Square due to not being able to access items like she was able to do last year. She'd like to know what to do for

when the free 30 day trial is up. The dilemma is accessing the time clock. After the 30 day trial it'll be \$10 a month. The other option would be to get a time clock like Robert and City Hall has. Robert stated that would cost about \$300 plus more due to adding more employees, it would put it in a different bracket and would be extra cost. Councilmember Purvis moved to approve the purchase of square at \$10 a month. Councilmember Meininger seconded the motion. The motion passed three (3) ayes to zero (0) nay with Councilmembers Coleman and Rice being absent.

Maintenance Report:

UTILITIES

- Completed 2 work orders for water meter read in/turn on and/or read out/shut off.
- May KDHE drinking water samples came back negative for E.coli and/or coliform.
- Sent June drinking water samples to KDHE.
- Completed 22 Kansas One Call locate tickets.
- Unplugged sanitary sewer main at 105 N. HWY 99, due to roots cleaned from a private service plugging the manhole. Sent wastewater bypass report to KDHE.

STREETS

- Intersection culvert at HWY 99 and State St. will need to be replaced due to top of metal culvert rotting out and exposing a hole along the street/driveway.

PARKS

- Picked up trash and tree limbs at city properties.
- Mowed, trimmed, and sprayed weeds.
- Watered flower planters throughout town.
- Repaired swing at the Dechairo Park dog park.

CEMETERY

- Repaired grave settlement.
- Mowed, trimmed, and sprayed weeds.
- Discuss monument repairs in section A.

POOL

- Mowed, trimmed, and sprayed weeds.

BUILDINGS

- Mowed, trimmed, and sprayed weeds.

PLANNING AND ZONING

Issued a building permit for a fence at 207 W. State.

Mr. Krohn asked the council if they wanted him to use purple wave to sell the 2009 trailer. The Council agreed that would be best. The Council also asked that Mr. Krohn gets updated prices on the repairs needing done on the stones in Section A for the cemetery so that it can be completed.

(Cale left @ 7:40 PM)

Clerks Report: City Clerk Wren had shared with the council that Attorney Dierks said there are no requirements to bid out the property to others that the city intends to sell. However, it may be a good idea to publish notice in the newspaper that a public sale will occur in X number of days from the date of publication. This would avoid the perception of bias and maybe get the best deal for the city. Attorney Dierks also updated rental agreements for the Community Center and City Shelters. Councilmember Purvis moved to start using amended rental agreements. Councilmember Meininger seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Coleman and Rice being absent.

Streets- Councilmember Meininger had nothing to report.

Utilities- Councilmember Coleman absent.

Animal Control- Councilmember Smith had nothing to report.

Planning & Zoning- Councilmember Smith had nothing to report.

Pool- Councilmember Rice absent, but Ethan Karnes, City Pool Manager was present. He requested an executive session at the end of meeting. Then proceeded with requesting an AED machine to have at the pool. The guards are CPR and First aid trained to use these machines and would be beneficial to have. He suggested when the pool isn't open it then could be stored at City Hall. Councilmember Purvis asked Mr. Krohn to get a quote of how much a machine would cost and to add AED machine to future agenda items.

Cemetery- Councilmember Purvis stated a resident called City Hall to let us know the gate was not closing all the way in the evenings. Mr. Krohn said that with not being there at night, we would not know this was happening since in the mornings the gate was opened so it looked like it was working properly. He said the gate close bearings froze up so it made the gate think something was restricting it to close. He was able to free it up and spray it with penetrating oil to get it to open smoothly. Also lubed all other pins and got some of the sag out of the gate.

Councilmember Purvis also wanted to see if the group responsible for maintaining the flag poles would replace or straighten them. Robert said he would reach out to Richard Herman to see what the American Legion could do.

Parks- Councilmember Purvis had nothing to report.

Fire Department- Councilmember Smith had nothing to report. City Clerk Wren stated she cancelled the Hot Spot from Verizon which will save Seven Township \$20.01 a month starting June 16th, 2023.

Flint Hills Regional Council- Council member Meininger and Resident Campbell had nothing to report this month. The next meeting they will be attending is in St. George.

Mayor- Mayor Jack had nothing to report.

City Attorney- Attorney Dierks was absent.

(All others present left @ 8:08 PM)

Executive Session: Councilmember Purvis moved to enter into executive session at 8:10 PM for no more than fifteen (15) minutes with the Mayor, Councilmembers, City Clerk, Pool Manager, and Utility Maintenance Supervisor in attendance for personnel matters of non-elected personnel and to protect their privacy. Councilmember Smith seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Coleman and Rice being absent.

Councilmember Purvis moved to exit the executive session at 8:17 PM. Councilmember Meininger seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Coleman and Rice being absent.

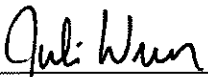
Councilmember Purvis asks that Councilmember Rice and City Treasurer Reese form a possible salary package for the pool manager, verify it with Mr. Karnes and then form a special meeting to complete.

There being no further business, Councilmember Smith moved to adjourn the meeting. Councilmember Meininger seconded the motion. The motion passed three (3) ayes to zero (0) nays with Councilmembers Coleman and Rice being absent.

Mayor Jack declared the meeting adjourned at 8:20 PM.
Approved by the Governing Body on July 13, 2023.



Signed: 
Mark S. Jack, Mayor


Julie Wren, City Clerk