

Westmoreland City Council
December 8, 2016
Council meeting

The Westmoreland City Council met on December 8, 2016 at the Community Center for its monthly meeting.

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

City Staff present: Maintenance Supervisor, Robert Krohn; City Agent, Jeff Zimmerman; City Attorney, John Watt; City Treasurer, Anastasia Keller and City Clerk, Vicki Zentner.

Others present: Cameron Krohn, Joceline Eiche, Andrea and Scott Karnes, Janet Goodenow, chairperson of the library committee, and Wayne "Chick" Roberts.

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

Additions/Deletions to agenda: Mayor Goodenow informed those present that Ordinance #555 would be added to the agenda for discussion and/or passage.

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

Approval of November 10, 2016 council meeting minutes: Councilmember Jack moved to approve the minutes of the November 10, 2016 as presented. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Payment on monthly bills: Councilmember Jack moved to approve the payment of the monthly bills as presented. Councilmember Purvis 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 those present.

Presentation of exit project by Cameron Krohn: Cameron Krohn presented his exit project to the city council. Cameron made location maps of the original part and the new addition of the city cemetery to be placed in the informational sign holder at the cemetery. He worked with the city clerk to obtain the names of all those interred in the cemetery along with those lots that had been purchased by individuals/families for future interments.

Cameron also made locational markers for the original part of the cemetery to help people locate the different “blocks”, as it had been mentioned by several visitors to the cemetery that it was difficult to find the “blocks” in the original part. The markers are 5” wagon wheels with individual block numbers attached. These are on a stake that will be placed in the ground at the beginning of each” block”.

The council expressed the appreciation for all the work that Cameron had done and commented that the informational maps as well as the markers were a long time coming and they were pleased with the project.

(Cameron and Joceline exited the meeting at 7:15 PM.)

Passage of Resolution #08-16: Councilmember Rosell moved to approve Resolution #08-16 “...waiving the requirements of K.S.A. 75-1120a(a) ...for the year ending December 31, 2016...”. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Permission to destroy non-required paperwork from 2013: Councilmember Rosell moved to give permission to destroy non-required paperwork from 2013 by city staff. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Permission to place ad for pool manager for the 2017 season: Councilmember Jack moved to allow the city clerk to place an advertisement for the pool manager position for the 2017 season in local newspapers beginning in January. Councilmember Moore seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Discussion on the franchise agreement with Westar Energy: Councilmember Moore stated he didn’t feel that Westar Energy could raise the bill to the city for the street lights by \$130 a month.

City Attorney Watt stated that there was nothing in the agreement between the city and Westar prohibiting Westar from raising the rates for the street lights.

The council requested the city clerk contact the Westar representative and ask that he attend the January council meeting.

Discussion on signing RD paperwork for sewer project loan: After some brief discussion, Councilmember Rosell moved to have the city attorney send a letter to Rural Development regarding locking in the interest rate for the loan for the sewer project should the city receive a CDBG grant for the improvements. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Discussion on the fire department driving policies: Councilmember Purvis asked if there was a policy in place regarding how fire trucks were to drive when responding to a fire call. Chief Smith stated that there hadn’t been one in place before the recent accident in the city, but there

was one now. Fire trucks are to drive east from the station to Highway 99 then north to Campbell Street thus avoiding State Street and Main Street in particular.

Councilmember Purvis stated that even though the city's fire truck was not involved, that it was the Seven Township truck, he would like to have the fire department policies brought to the council for review at the January council meeting.

Ordinance #555: Attorney Watt presented Ordinance #555 for review and passage by the council. He stated that the ordinance would tighten up the definition and use of accessory use buildings and temporary structures. The planning and zoning commission had held a public hearing in November for a request by the city to allow the placement of the storage container at the ball diamond to be used as a concession stand. At the hearing, there was no opposition to allow the container for this purpose. The planning commission then unanimously recommended the adoption of the amendments to Ordinance #489 which amended definitions to an accessory use building and temporary structure.

Councilmember Rosell stated he wanted a requirement for having a permit issued for a temporary dumpster for construction purposes when no building permit has been issued.

Upon further research by the city attorney, construction containers are allowed in all zoning districts of the city and they may remain on the property for as long as they are needed during the construction. In a commercial zone, a temporary building used as office space during construction is permitted as well. There is no requirement for a permit for the construction dumpsters. If the council wants a permit for them, there would need to be a series of changes to the existing ordinance.

Councilmember Rosell stated he felt that there should be a permit for residential construction dumpsters when no building permit is issued.

Attorney Watt stated this will need to be reviewed by the planning commission at their next meeting which would be in January.

Councilmember Rosell moved to approve Ordinance #555 as presented. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

City Agent report: City Agent, Jeff Zimmerman, asked if "truck boxes" that are presently in the residential area of the city would be allowed under Ordinance #555. Attorney Watt stated that they would have been allowed by the old ordinance but the new ordinance would not allow any new ones coming in, those that are already in the city would be "grandfathered" in should the new ordinance be passed in the future.

Mr. Zimmerman stated he was waiting on properties to be cleaned up before writing any other violations.

Councilmember Moore stated that he didn't have an opportunity to talk to property owner in question and would try to contact him next Tuesday.

Mr. Zimmerman, Mr. Roberts and Mr. and Mrs. Karnes exited the meeting at 8:10 PM.

Library: Janet Goodenow, library committee chairperson, informed the council that the committee had met on November 17, 2016 for preparations for the "Christmas in Westmoreland" event on December 3, 2016. The library was setup for an open house between 2:00 pm and 6:00pm. During this time, they had storytelling, offered hot cider and homemade cookies. She stated that not very many patrons visited the library, but during the parade that evening, they invited patrons in for hot cider and some of the patrons did sign up for library cards.

An author from Green, Kansas donated some books that will be used for the library collection and drawings.

The committee will not be meeting again until after the holidays.

Mrs. Goodenow had visited with the volunteer librarian before coming to the council meeting and inquired if there was any word from the regional library board as to whether they were planning to keep the library open on Mondays and Thursdays or if they were going to go back to one day a week.

Councilmember Rosell stated that perhaps after the holidays, the council, library committee and the director of the regional library could meet and discuss summer hours, activities, etc.

Mrs. Goodenow exited the meeting at 8:12 PM.

Future agenda items: There were no future agenda items requested or discussed.

Staff Reports:

Treasurer's report: Discussion was held regarding the formatting of the utility fund summary report for the council. This report will be re-formatted for the January meeting for the council to review. The council also requested that a graph of the utility account be implemented as well.

There being no further questions or discussion regarding the treasurer's report, Councilmember Smith moved to approve the report as presented. Councilmember Rosell seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Maintenance: Maintenance Supervisor, Krohn, presented the following report:

Utilities: Installed a manhole riser in the ditch at 1st & Campbell Streets
The radio communicator is bad at the water storage tank. Designer is working on finding a replacement

Unplugged and cleaned the sewer main behind MKC

Had to call Mayer Specialties to unplug the line at the Justice Center. Unable to use the city's sewer machine to punch through the line. Found construction materials, socks, trash bags, Ziploc bags, mustard and ketchup packets and material in the line.

Councilmember Rosell stated he felt the city should send a bill for the work done by Mayer's to the county for reimbursement.

Streets: Installed Christmas lights and banners throughout town and on businesses on Main Street

Made temporary street repairs to Cooper Street due to damage caused by trash truck having to drive around a vehicle partially parked in the street.

Assisted KCAT Tree Trimming remove two (2) dead trees at 4th and North Streets. One of the trees had started dropping large limbs into the street and the other was leaning towards the residence and both were very rotten.

Parks: Removed the existing sidewalk, graded, poured new curb/gutter and sidewalk at the ball diamond

Installed Christmas lights at the RV Park

Power washed and winterized the RV Park bathhouse

Began and continuing to remove the concrete floor at the ball diamond bathrooms in order to change the plumbing for the remodeling

Valburg Electric will be coming to install electricity at the new concession stand- Westar Energy may not allow the meter to be installed on the building, so it may have to be on a free-standing pedestal

Waiting for good weather to install water and sewer at the new concession stand

Buildings: Fall inspection on all furnaces in city buildings had been performed by Robert's Heating & Cooling

Planning & Zoning: Issued (1) one building permit for a privacy fence at 302 S. Pine

Issued (1) one chicken permit

Issued (1) one building permit for a new garage at 203 N. 1st

Equipment: Installed and checked operation of snow plow equipment

The council requested the city clerk to contact the trash collection company owner to come to the January council meeting to discuss the damage to streets from the collection trucks.

City Clerk: Zentner reported that the auditors would like to have all of the expense accounts on QuickBooks be numerical. She stated that it would not change any of the council reports, just would make reconciling and auditing easier and more uniformed.

Sink, Gordon had indicated they would be willing to prepare the city's payroll at a cost of \$100 a month until pool season, when the charge would go to \$400 a month. After some discussion, the council decided to not have Sink, Gordon prepare the city's payroll.

In regards to the car on Main Street and the truck in the alley next to the old hardware store, the owner of the vehicles had informed Zentner that the truck was to be removed this weekend and the car would follow after he could get someone to come and tow it away as it is not operable or repairable.

Zentner asked the council if they wanted her to cancel the previous city treasurer's security bond.

Councilmember Jack moved to allow the city clerk to cancel the previous city treasurer's security bond. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Council Reports:

Streets: Councilmember Moore had nothing more to report

Utilities: Councilmember Rosell had nothing more to report

Animal Control: Councilmember Smith stated that the present animal control officer had not received a very good outlook for his health. He indicated that the officer's grandchild would be taking over for him.

Planning & Zoning: Councilmember Smith had nothing more to report

Pool: Councilmember Jack had nothing to report

Fire Department: Councilmember Jack stated he had spoken with the county fire supervisor, Jared Barnes, regarding whether the county had any air compressor filling stations or planned to have one in any of the county's fire district buildings. Mr. Barnes stated that there were no fill stations in the county at the present time but they did have a portable unit and if the county did put one in it would be in a consolidated building and permanent. Mr. Barnes indicated that the city could probably take their bottles to the county to have them filled for now.

Chief Smith stated that he had been looking for a used compressor and had possibly found one, but it would need to be inspected first. The Seven Township board had set aside \$10,000 from the budget for their part of the purchase of an air system.

Cemetery: Councilmember Purvis had nothing to report

Parks: councilmember Purvis had nothing to report

Mayor: Mayor Goodenow had nothing to report

City Attorney: Attorney Watt had nothing to report

Discussion on personal leave: Discussion was held regarding the personal leave for two (2) employees. The city clerk will contact Sink, Gordon to discuss this issue and report back to the council as soon as possible.


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

Mayor Goodenow declared the meeting adjourned at 9:10 PM.

Approved by the Governing Body on January 12, 2017.

Signed: 
Mark A. Goodenow, Mayor




Vicki B. Zentner, City Clerk