

Westmoreland City Council
October 11, 2018 minutes

The Westmoreland City Council met for its monthly meeting on October 11, 2018 at the Westmoreland Community Center at 7:00 PM.

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

Governing Body member absent: Councilmember Jim Moore.

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

City Staff absent: City Treasurer, Teri Varriale.

Others present: Cale Prather, reporter for The Wamego Smoke Signal; Richard Wege and Ruth Hutson, residents.

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

Additions/Deletions to Agenda:

Additions to the agenda were: Discussion on Walnut and State Streets improvements, amending Ordinance #510 regarding emergency water receipt and contact name and number and update on Richard Wege's property moved up on the agenda.

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 four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Approval of September 13, 2018 minutes:

Councilmember Purvis moved to approve the minutes of the September 13, 2018 council meeting as presented. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Payment of monthly bills:

Councilmember Purvis 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 Moore being absent.

Public Comments:

There were no comments from the public in attendance.

New Business:

Update on Richard Wege's property:

Ruth Hutson, on behalf of Mr. Wege, reported that the property had been cleaned up and the brush pile had been burned, but would need to be piled up and burned again. She also stated that there was more poison ivy that needed to be taken care of and it will be dealt with once it freezes. She estimated that by the end of spring, the property would be completely cleaned up so that Mr. Wege can mow and keep it up.

The council thanked Mr. Wege and Mrs. Hutson for all the work they had done on the property.

(Mr. Wege and Mrs. Hutson exited the meeting at 7:05 PM).

Request from Alan Reeves to allow miniature pinchers within the city limits:

Due to the absence of Mr. Reeves, this item was deleted.

Discussion on RV Park:

Councilmember Purvis stated that he felt upgrades to the RV Park, more 50-amp sites and pull-through sites, should be considered per requests from recent campers.

Maintenance Supervisor Krohn estimated that, should city staff be able to, the cost for adding more 50-amp hookups would be approximately \$2,000. He also estimated the cost of gravel for making sites #4, #5, #6 and #7 pull-throughs would be \$500.

Councilmember Purvis moved to allow up to \$3,000 for improvements at the RV Park. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Councilmember Purvis also stated that he felt the charge for full-hookups and 50-amp usage should be raised from \$25 to \$35.

Councilmember Purvis moved to raise the charge for a full-hookup, 50-amp site from \$25 to \$35 beginning May 15, 2019. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

The council also instructed Maintenance Supervisor Krohn to upgrade the RV Park check-in station by enclosing it, erecting a bulletin board and pamphlet slots.

Request to sell city cemetery plots to city:

City Clerk Zentner informed the council that the owners of the south half of lot #216 in the city cemetery had contacted her wanting to sell the two (2) plots back to the city as they had decided they would not be using them.

Councilmember Purvis asked how much the city would need to pay for the plots. Zentner replied that each plot would cost \$50 for a total of \$100.

Councilmember Jack moved to buy the two (2) plots located in the south half of lot #216 in the city cemetery from the owners per their request. Councilmember Purvis seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Discussion on Walnut and State Street improvements:

Maintenance Supervisor Krohn informed the council that he had spoken with Councilmember Moore prior to the council meeting regarding proposed improvements to South Walnut Street and State Street for the new housing development in the area between South Walnut Street and the west entrance to town along State Street.

The proposed improvements would be to widen South Walnut street four (4) to five (5) feet to allow two (2) vehicles to drive along it at the same time. A layer of road rock will be laid down and then asphalt will be laid after six (6) months.

State Street will have a cul-de-sac towards the west end of the street with bushes and flower beds planted to deter vehicle traffic down State Street to the east. This will still allow access to Pine Street off of Flush Road, but traffic wanting to go east will need to continue on Flush Road/Main Street.

Councilmember Purvis inquired if a “hump” would be built on the west end of State Street. Krohn responded that there would not be a “hump” due to the plantings. Mayor Goodenow stated he would like to see trees planted in the area instead of bushes.

Councilmember Jack stated he felt a “Road Closed” sign should also be placed in the area so drivers get used to the change.

Councilmember Purvis moved to allow up to \$2,500 for improvements to South Walnut and State Streets as well as the closure of the west end of State Street between South Walnut and Pine Streets. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays.

Amending Ordinance #510 regarding emergency water supply:

Krohn reported that the city had undergone an inspection from Kansas Department of Health and Environment (KDHE) on Wednesday, October 10, 2018. One of the items that the

inspector stated was the city needed to cover, in the Ordinance, who the city would contact in the case of no water being supplied to the residents and businesses, in case of an emergency. Even though the city has this information in their emergency procedures manual, KDHE is requiring it to be in the emergency Ordinance as well.

Councilmember Purvis moved to instruct the city attorney to amend Ordinance #510 to include language stating where the city will procure water in case of having no water and the name and contact number. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Old Business:

City Agent:

City Agent, Jeff Zimmerman, stated that he was observing a few vehicles that will be reported on if they have not been moved, properly tagged or fixed within the time frame of the ordinance.

Attorney Watt stated that there is progress being done regarding the old sheds on the Hamilton property and that he was also trying to contact the municipal court judge to set a hearing time for Mr. Herrs issues, with the hopes of a court date being set in November.

City Staff Reports:

Treasurer's Report: Councilmember Smith moved to approve the treasurer's report as provided. Councilmember Purvis seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Maintenance: Krohn reported on the following:

Utilities: Repaired sewer main settlement throughout town and planted grass seed from the improvements made

Parks: Mowed
Planted donated day lilies throughout town

Cemetery: Mowed

Buildings: Replaced the floor in the women's bathroom at the Community Center

Planning and Zoning: Possible hearing coming up for a conditional use permit for a carport at 205 Cochrun

Krohn informed the council that the library's roof is leaking again. City staff has patched the roof the best they can, but he felt that flashing needed to be installed wrapping around the

front corners of the roof where it meets the building. He has called a company to come and look at the roof and give an estimate, but they had not made it to town yet.

Councilmember Jack moved to allow Krohn to enter into a contract with a company for repairing the roof at the library if the bid is under \$2,000. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Krohn also stated that there had been some minor damage to the paneling inside the library where the leaking water ran down the wall. The council instructed Krohn to replace any paneling that had been ruined.

The community center has a new roof now and Fleming Brothers Construction planned to start on the sidewalk projects next week, weather permitting. The sidewalk in front of the old hospital, however, will be put on hold until after the Haunted Hospital event is over. The council did not have an issue for delaying this part of the project and agreed that they would give an extension past the completion date due to weather and the Haunted Hospital event.

Krohn stated that a property owner had put in a request for work to be done on the drainage ditch in front of his residence. The previous owner had poured a concrete lining and the water was now running around the culvert pipe and causing issues with the driveway. The only solution that Krohn could see to remedy the issue would be to pour a liner from the intersection at South Walnut Street to the east on Skene Street with an estimated cost of \$3,000. This would also be a solution for the drainage ditch on North Walnut Street between Main and Armer Streets to the north.

The council asked Krohn to get an estimate from the Fleming Brothers when they begin working on the sidewalk project.

City Clerk: Clerk Zentner stated that the resident that lives just west of the Short Stop on Main Street had inquired if the council had discussed a solution to the steep ditch on their property.

Krohn stated that there wasn't any solution the city could do without tearing out the new sidewalk. Councilmember Rice stated that she might be able to get a family member to mow that part of the yard for the resident.

Zentner also stated that a resident had contacted city hall asking for the city to asphalt the street in front of his residence. Councilmember Purvis reminded everyone that the council had stated at a previous council meeting that individuals that have a request or concern are to address the council in person regarding their concern or request.

Councilmember Reports:

Utilities: Councilmember Purvis had nothing more to report.

Animal Control: Councilmember Smith had nothing to report.

Planning and Zoning: Councilmember Smith informed the council that a public hearing was scheduled for November 15, 2018 at 7:00 PM at the Community Center regarding the Comprehensive Plan.

Pool: Councilmember Rice had nothing to report.

Fire Department: Councilmember Jack reported that the fire department needs new flags and two (2) new flag poles to replace those that have been broken due to the recent high winds.

There will be a training day the first weekend in November at the old hospital for training on roof collapses and retrieving fire fighters and victims safely.

Fire Chief Smith stated the fire department was being required to update the pagers and radios per Federal requirements. The city would need to purchase eight (8) new pagers and nine (9) radios with Seven Township purchasing the same amount. He will bring prices back to the November 8, 2018 council meeting.

Cemetery: Councilmember Purvis had nothing more to report.

Parks: Councilmember Purvis had nothing more to report.

Mayor: Mayor Goodenow had nothing to report.

City Attorney: Attorney Watt had nothing more to report.

Councilmember Jack moved to adjourn the meeting. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Moore being absent.

Mayor Goodenow declared the meeting adjourned at 7:45 PM.

Approved by the governing body on November 8, 2018.



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

Attest: Vicki B. Zentner
Vicki B. Zentner, City Clerk