

Westmoreland City Council Meeting
June 8, 2017 minutes

The Westmoreland City Council met on June 8, 2017 at the Community Center for its regular monthly meeting.

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

City Staff present: Maintenance Supervisor, Robert Krohn; City Agent, Jeff Zimmerman; City Treasurer, Teresa Varriale; City Attorney, John Watt; Pool Manager, Amber Krohn and City Clerk, Vicki Zentner.

Others present: Gary Stith with Flint Hills Regional Council; Eugene Harter with Rock Creek Valley Historical Society, Ashely Wege with Farmer's Market; Todd Anderson, Kurth Lancaster, Krystal McClain and Jeff Hancock with SMH Consultants; Jack Allston with Pottawatomie County Eco-Devo and Cale Prater reporter for *The Smoke Signal*.

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

Additions/Deletions to prepared agenda: Councilmember Moore asked that the following be added to the prepared agenda-an update on the city sewer project; Mr. Stith with the Flint Hills Regional Council regarding preparing a Comprehensive Plan for the city; and Eugene Harter with the Rock Creek Historical Society regarding outside lighting at the museum complex parking area.

Councilmember Purvis moved to approve the amended agenda. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

May 11, 2017 minutes approval: Councilmember Jack moved to approve the corrected minutes of the May 11, 2017 council meeting. Councilmember Rosell seconded the motion. The motion passed five (5) ayes to zero (0) nays.

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 five (5) ayes to zero (0) nays.

Public Comments (non-agenda items only): Mr. Jeff Hancock with SMH Consultants presented the council with a new program of mapping of utility lines with a drone for their consideration. He informed the council that the drone could take pictures of the city's infrastructure and then use a program to label them. It would provide a map with informational data. He stated that the best time to do the mapping with the drone would be in the fall/winter when there were no leaves on trees. He stated that SMH would loan the drone out for the city's use.

Main Street Beautification: Mr. Hancock then presented the council with suggestions for the community to implement the Main Street Beautification. He stated that the city would need to provide SMH with a budget that they could work with for the implementation.

Mr. Lancaster stated that he and Mr. Hancock had viewed Main Street between 3rd & 4th Streets and felt that the existing planters looked fine. They suggested that between the sidewalk and parking area some type of benches be placed as well as 12' light poles with flag/banner hangers and hanging flower pots. He stated there were several types of benches that could be placed with metal benches being the most common. Other possibilities mentioned were concrete block benches or limestone block benches of which the limestone benches would be cheaper and would "tie-in" with the limestone buildings on Main Street.

As for the city park improvements, he stated that permanent restrooms would more expensive and that the current use of a porta potty worked fine. The pine tree along Main Street needed to be taken out and suggested planting some type of ornamental or flowering tree to draw attention to the downtown area. He stated that open space is important and it didn't need to fill every inch of the park. He suggested that there be some sort of benches along the sidewalk for seating during city events (parade, car show, etc.), and perhaps pavers/stamped pavers, planters and a walk-in space to the entrance of the park along Main Street might add color and be "eye-catching". Other suggestions to the entrance of the city park was a metal arched entrance, historical markers in the pavers and public art (statues, etc.).

Mr. Hancock stated that he had looked at cost estimates for lighting and recommended the council look into decorative light poles instead of solar lighting as the solar lighting was more expensive. He felt that power distribution could be hooked up by dropping conduits and hooking the lights up to a timer.

Councilmember Rosell stated that some of the playground equipment in city park may be removed due to the recent recommendations of the city's insurance provider. He also stated that he had no idea what a budget for the improvements to the park and beautification of Main Street would be at this time due to the recent paving of Main Street but felt that the sidewalks needed to be enhanced.

After some brief discussion of ideas, it was decided that the council would need to draw up a five (5) year plan and budget for the improvements and implement the improvements in phases. The council asked Mr. Hancock to bring back a cost of the improvements to present to the council at the July 13, 2017 council meeting.

Update of sewer improvement project: Mr. Anderson stated that he felt that all the plans and specs would be ready for bid letting by the end of the following week. He stated that there might be a few cases where easements from property owners might need to be procured. He also asked the council how they wanted to address the seeding of property after the project had been completed. The council stated they would like for the winning contractor to have the areas seed bed ready and that city staff would re-seed the area.

Mr. Anderson informed the council that he had prepared a permit extension for the Mayor to sign for extending some of the sewer lines. He also stated that publication notice would be given on the proposed project for comments within 30 days of the publication date. Then, they would advertise for bids, more likely in August and the whole project would be completed within six (6) to eight (8) months.

There being no further comments or question regarding both the Main Street beautification and sewer projects, Mr. Hancock, Lancaster, Anderson and Ms. McClain exited the meeting at 8:05 PM.

Ashley Wege-Farmer's Market: Mrs. Wege informed the council that this would be the 7th year for the Farmer's Market. After receiving feedback from patrons and vendors regarding the location of the Farmer's Market, it was decided to move it from Dechairo Park along Highway 99 to the front porch of the Westy Country Market. Mrs. Wege encouraged the council to patronize the Farmer's Market every Friday evening during the summer months.

Discussion on response from the Pottawatomie-Wabaunsee Regional Library (PWRL) board: Councilmember Purvis stated that he felt the recent response from the PWRL board was the same as the previous response and that there was no indication that they would change their position regarding the requests from the council for more hours and the use of volunteers in the library. He stated that the city library committee had met and talked about the latest response and the committee's recommendation was to start a library run by the city. He stated that he had already received several donated books from residents for the library.

Councilmember Purvis also stated that should the council decide to start their own library, it would be "unfunded" at this point until it was put on the ballot for consideration and vote by the patrons.

Councilmember Smith stated he was frustrated as well with the PWRL board's responses and lack of cooperation and was in favor of the city starting their own library. Councilmember Jack stated that it didn't seem like the council was getting anywhere with the board and the board was putting the blame on the city for lack of patrons at the library presently.

Councilmember Moore stated that he felt the board tried to give the council some of the things that were asked of them. Councilmember Purvis stated that the board didn't give the city the extended hours as were asked.

Mrs. Wege stated that she had attended several of the "special" events at the library and very few, if any besides herself, showed up for the events.

Councilmember Purvis stated he didn't have a problem with the librarians, just the "higher-ups" he has a problem with.

More discussion was had regarding the various ways to get the word out of programs being offered at the library at present, including a weekly mailer by the city; how to fund the library should the city take over, etc.

(Mrs. Wege exited the meeting at 8:30 PM.)

Gary Stith and Jack Alston-Comprehensive Plan for city: Mr. Stith gave a brief presentation as to what the Flint Hills Regional Council can provide with helping the city with a Comprehensive Plan. He stated that the cost of the comprehensive plan was \$20,000 and due to a grant the regional council had received in helping cities with their comprehensive plans, the cost to the city would be \$10,000. Mr. Alston stated that there was funding available through the Pottawatomie County Eco-Development of which they would pay \$5,000.

Mr. Stith also stated that there needed to be a steering committee and Councilmember Moore stated he felt that each councilmember should find two (2) patrons willing to serve on the committee and present them to the Mayor for appointment at the July council meeting.

Councilmember Moore stated that Farmers State Bank would be willing to contribute \$2,500 of the remaining \$5,000 to the city.

Mr. Stith stated that the regional council would invoice the city monthly for the work that the regional council performs.

Councilmember Rosell moved to enter into a contract with Flint Hills Regional Council for working on a comprehensive plan for the city. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

(Mr. Stith and Mr. Alston exited the meeting at 8:50 PM.)

Eugene Harter with Rock Creek Historical Society: Mr. Harter addressed the council and stated that he knew that the council had discussed several times about acquiring a street light on Burkman Street at the museum and just wanted to know what the time line was for this.

Maintenance Supervisor Krohn stated he was still waiting to hear back from Westar Energy. Krohn had been told by Westar Energy that a street light could not be erected on the museum grounds and had suggested a space light ideally between the log cabin and the metal building, but Westar had not gotten back with him on any other solutions.

Mr. Harter then asked about the fence between Umscheid Auto Works and the museum. He stated that the poles are there but the fence had not been finished. Councilmember Moore stated he and Councilmember Smith was supposed to go talk to Mr. Umscheid but hadn't spoken to him yet.

Mr. Harter thanked the council for their time and exited the meeting at 8:57 PM.

City Agent: City Agent, Jeff Zimmerman, informed the council that he was still keeping watch on a few properties in town.

Councilmember Rosell asked if bills had been sent to the property owners of the mowing done by the city staff and what the cost to them were. Maintenance Supervisor Krohn stated that he had sent the bills out and the charge, per ordinance, was \$50.00 an hour per staff member.

Councilmember Rosell stated he felt this was too cheap and wanted to know if the charges could be changed by ordinance. Attorney Watt stated they could and asked that the city clerk provide him a copy of the ordinance for amending and presenting at the July council meeting for discussion.

In regards to the recent burnt house, Councilmember Rosell stated he would call the owner of the property and ask what the time table was for demolishing the house. He also felt that there should be a permit and fee for demolishing of a building.

Future Agenda Items: There were no future agenda items discussed.

Staff Reports:

Pool Manager: Amber reported the following:

533 patrons had attended the pool to date

23 private swim lessons had been scheduled

There had been one accident at the pool-a child had cut his ankle on the decorative tiles in the baby pool area and staff had bandaged the cut. The parent took the child to the hospital and wasn't upset about the incident. Amber called the following day to follow up with the parent on the condition of the child and everything was fine.

Amber would like to have a float in the upcoming parade and asked that the pool close at 3:30 and open again at 5:00 to allow all guards to participate in the parade. She also wanted to have a "Snack Shack" at the Car Show to sell concession items. The council agreed to both requests.

Maintenance Supervisor: Krohn reported the following:

UTILITIES: Met with Todd Anderson to go over the sewer lining project before it goes to bid

STREETS: Installed patriotic banners

PARKS: Sprayed weeds

Planted over 100 day lilies at Dechairo Park donated by Ruby Zabel

Placed new mulch throughout all parks

Mowed

Continued making new concrete flower planters to replace the rotting whiskey barrel planters

CEMETERY: Sprayed weeds
Mowed and prepped for Memorial Day
Opened/closed three (3) cremation graves
Opened/closed one (1) full burial
Placed new mulch in mulched beds throughout cemetery

POOL: Sprayed weeds
Modified counters to make room for new beverage fridge
Placed new mulch
Mowed
Gave two (2) classes to the guards on pool operation and chemicals

BUILDINGS: Sprayed weeds

PLANNING/ZONING: Issued building permit for a deck at 402 N. 4th
Issued building permit for a fence at 102 S. 5th

EQUIPMENT: Received new mower

Krohn stated that there were a few insurance issues that would need to be fixed from the findings of the inspector. These are:

- Fixing the chains on the pool playground tire swings
- Installing end hand rails on the new bleachers at the ball diamond
- Either putting mulch or pea gravel at the swing set at Dechairo Park or remove it completely. Recommend taking it out.
- The merry-go-round needed to be fixed so that kids can't get in between the seats and the bars or underneath it while in operation
- The tall metal slide needed to have either railings or an enclosure from the top and down to the last "dip"
- Baby swing on structure closest to Main Street needed to have a plastic grab bar instead of metal
- The metal swings needed to have different chains as well.

Mayor Goodenow stated that should the council decide to remove the slide, he would like to see it donated to the Sales School grounds. Councilmember Jack agreed the city donate the slide to the Sales School grounds. Krohn stated he knew someone that would take any and all the removed equipment.

Councilmember Rosell moved to remove from the City/Legion park, the old metal slide and merry-go-round and the swing set at Dechairo Park as required by the city's insurance

carrier. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

City Clerk: Zentner reminded the council the work session meeting for the proposed budget was scheduled for June 21, 2017 at 7:00 PM at the Community Center.

She also reminded the council that she would be on vacation the following week and the city treasurer would be working in her place.

Councilmember's Reports:

Streets: Councilmember Moore stated the city had not received a bill from the county on the recent paving of Main Street.

Utilities: Councilmember Rosell had nothing to report.

Animal Control: Councilmember Smith had nothing to report.

Zoning: Councilmember Smith had nothing to report.

Pool: Councilmember Jack had nothing to report.

Cemetery: Councilmember Purvis had nothing to report. Krohn stated that June 10, 2017 would be cleanup day, but due to it being on a Saturday, staff would do it on Monday, June 12, 2017.

Fire Department: Chief Smith stated that during the recent house fire, a bag containing fittings and wrenches had been taken. A complaint would be filed the next day with the sheriff's office and a new bag with equipment would be ordered. He also stated the fuel gauge on the city's Engine 1 was not working properly but had been fixed.

Parks: Councilmember Purvis had nothing to report.

Mayor: Mayor Goodenow asked when Councilmembers Moore and Rosell were meeting with Rural Water District #4 regarding the loan repayment with them. Councilmember Moore stated they would be meeting with the board on Monday, June 12, 2017.

Attorney: Attorney Watt had nothing to report.

There being no further business brought before the council, Councilmember Jack 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 9:37 PM.

Approved by the Governing Body on July 13, 2017.



Attest:

Vicki B. Zentner
Vicki B. Zentner, City Clerk

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