

Westmoreland City Council
September 14, 2017 meeting minutes

The Westmoreland City Council met on September 14, 2017 at the Community Center for its monthly meeting.

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

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

Others present: Jeff Hancock with SMH Consultants; Janet Goodenow, Chairperson of the city library committee; Sharon Springer, citizen and member of the United Methodist Women; Karen Suther, Micki Suther, members of the Catholic Charities summer lunch program 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 the prepared agenda: Minutes of the September 13, 2017 special meeting; authorizing the Mayor to enter into and sign the agreement with Visu-Sewers for the sewer improvements project; discussion on the county sales tax issue and discussion on the concession stand at the ball diamond were added to the prepared agenda.

Councilmember Smith moved to approve the additions to the prepared agenda as presented. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of minutes: Councilmember Rosell moved to approve the minutes of the regular council meeting on August 10, 2017, the special meeting on September 5, 2017 and the special meeting on September 13, 2017 as presented. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of payment of the monthly bills: Councilmember Jack moved to approve payment of the monthly bills as presented. Councilmember Moore seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Public comments on non-agenda items only: Micki Suther thanked the council for supporting the summer lunch program offered by the Catholic Charities held at the pool during the months of June and July. She stated that the pool staff was very helpful. Mrs. Suther also thanked Sharon Springer and the women from the United Methodist Church for their help in supplying volunteers and blankets, etc.

Mrs. Suther stated that perhaps next summer they would move the summer lunch program to City Park where it was felt children and families would be better served in a more local location. She stated that all the lunches were packaged with shelf-safe products as well as fresh fruit.

Councilmember Moore asked how the program was advertised. Mrs. Suther stated that flyers were located around town, emailed to grade school parents and on the marquee at the bank. Councilmember Moore stated that should a flyer be given to the bank, they would use their bulk mailing permit to reach families in town for next year.

(Micki, Karen and Sharon exited the meeting at 7:17 PM.)

Amber Krohn, representing the Westy Area Chamber haunted hospital committee, asked the council for permission to close 1st Street from the alley between the old hospital and the Justice Center parking lot to North Street and east to 2nd Street. The council stated they saw no problem with the request and granted permission to close the requested streets.

Jeff Hancock re: Main Street/Park project: Mr. Hancock addressed the council regarding the Main Street/Park project. He stated that before any work could be started and plans drawn up, the council would need to enter into a contract with SMH Consultants and Orazem & Scalora Engineering for a total cost between the two (2) companies of \$4,400. Orazem U Scalora Engineering will research the best locations for the conduits for the electrical service of the street lights and SMH would then put together a concept drawing.

Councilmember Rosell moved to enter into contracts with SMH Consultants and Orazem & Scalora Engineering for a total cost of \$4,400 for the Main Street/Park project. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

(Mr. Hancock exited the meeting at 7:21 PM.)

Nick Samuelson: Mr. Samuelson did not attend the meeting; however, discussion was had regarding the tarping of a vehicle he owned. The council, after hearing from the City Attorney, stated that if the vehicle ran and was legally tagged it could be tarped.

Networks Plus information on IT Support for city staff computers: City Clerk Zentner read to the council the information for IT support from Networks Plus that was provided to her since representatives from Networks Plus were unable to attend the meeting. After some brief discussion, the council requested that Zentner look into other companies and their costs for providing the same service as Networks Plus and bring her findings to the next council meeting.

Pool Manager discussion: Amber Krohn, current pool manager for the 2017 pool season, informed the council that she was interested in returning as pool manager for the 2018 pool season. She had several ideas for fundraising for different items at the pool that she would like to begin on should the council approve her return.

Councilmember Moore moved to hire Amber as pool manager for the 2018 pool season. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

A special meeting was called for by Councilmember Rosell to discuss with the pool manager items needed for the pool as well as any other items Amber felt were needed to be purchased or to make the pool run smoother. The special meeting was set for September 26, 2017 at 7:00 PM at the Community Center.

Discussion on Lauer's burnt house: Maintenance Supervisor Krohn reported that the house was almost completely demolished. He stated that the motor on the excavating machine had an issue and was being repaired. As soon as the motor was operational, the rest of the structure would be demolished and hauled away.

Approval of CMB special permit for September 23, 2017 and blocking of streets: Councilmember Rosell moved to approve the CMB special permit for September 23, 2017 and blocking of streets as requested by Jill Overkamp. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Resolution #03-17: In regards to the CMB special permit requested by Jill Overkamp, Resolution #03-17 was required to be passed per the Kansas Department of Alcoholic Beverage Control.

Councilmember Rosell moved to pass Resolution #03-17 as required by the Kansas Department of Alcoholic Beverage Control. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Approval of CMB license renewal for Westy Country Market: Councilmember Rosell moved to approve the CMB license renewal for Westy Country Market. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Request to block off 2nd Street from Main to State: Pottawatomie County requested blocking off 2nd Street between Main and State Streets on October 9, 2017 for their educational seminars.

Councilmember Purvis moved to block off 2nd Street between Main and State Streets for October 9, 2017 as requested by Pottawatomie County. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Request to set up monthly payments for resident's water bill: Citing that they did not wish to set a precedent for these requests, the council denied this request.

Discussion on Umscheid Auto Works: Councilmember Moore stated that he was concerned with the number of inoperable vehicles on the Umscheid Auto Works property and asked if the ordinance limited the number of vehicles that could be there. Attorney Watt stated that since it was in the commercial district of the city, there was no limit as long as it was a business. He did

say that as long as the property was fenced so that children weren't able to have access to the vehicles the property owners were not in violation of the ordinance.

Councilmember Moore stated that he would talk to the owners in a few weeks regarding erecting proper fencing on the property.

Filing fees for filing plats: Councilmember Moore stated that the Industrial Park hadn't been platted and the bank had hired SMH to do the platting. The bank is now ready to develop the area and according to the sub-division regulations, there was to be a fee for filing the plat with the Planning and Zoning Board when the plat is submitted for approval.

After some brief discussion on price, Councilmember Rosell moved to set the filing fee for plats at \$100. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with one abstention due to conflict of interest by Councilmember Moore.

Discussion on RV Park: Councilmember Purvis stated that the city clerk had encountered some issues lately with campers that did not call to reserve a camping site, thus the clerk didn't know it was occupied when taking reservations. He felt that some kind of camp host might help with this issue.

Mayor Goodenow stated that part of the reason there was not a camp host in the past was there was no way to have someone stay due to not having access to full hookups.

Councilmember Purvis stated that perhaps the city would be able to find a retiree that would stay at the RV Park during the busiest time of the year.

The council will try to come up with names of potential camp hosts for consideration.

Discussion on county sales tax issue: Councilmember Moore stated that he was not "campaigning" for the sales tax renewal issue, but wanted the patrons to realize that should the sales tax renewal issue not pass in November, the city would lose \$100,00 a year. This would mean the city wouldn't be able to do some of the repairs and improvements in town that it has in the past and there was a potential that some of the improvements that the citizens were accustomed to might not happen again.

Discussion on ball diamond concession stand: Councilmember Purvis stated he had received a letter from the rec commission that stated they thought the new concession stand was great and thanked the council for it. The rec commission also asked if they could leave some of their supplies in the concession stand during the off-season. The council stated they didn't see there being a problem with this request.

The rec commission would also like an air conditioner installed. Supervisor Krohn stated that if the doors were open (including the windows in the front of the building) that the air conditioner wouldn't work as well. He stated that staff had kept the one from the previous stand and could install it and see if it helped.

Councilmember Rosell stated he felt there should be a policy that the air conditioner be turned off when the concession stand was closed after the last game of the day and turned on when it was opened again for the next ball games.

Signing of agreement with VISU-Sewers for the sewer improvements project: Councilmember Jack moved to sign the agreement between the city and VISU-Sewers for the sewer improvements project. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Old Business:

City Agent: City Agent Zimmerman informed the council that most of the properties had been mowed. He stated that both Lisa Allen and Kenneth Hudson still had issues that were not addressed. He informed the council that he felt that these properties and issues needed to be addressed by the council before he wrote any others up. Several residents had commented to him that they weren't going to clean their properties up until the others were taken care of first.

Attorney Watt stated that an Order and Notice needed to be delivered to both residents in order for him to take them to municipal court if they have not cleaned the properties up in the stated time.

City clerk Zentner will prepare the Order and Notices and give them to Mr. Zimmerman to serve to the residents.

Library: Janet Goodenow, chairperson for the library committee, informed the council that the committee was not meeting until after the November election to see if the library mill levy issue was passed by the voters. In the meantime, she planned to attend the next Service Club meeting to inform those members of the issue.

(Janet exited the meeting at 8:20 PM and Jeff Zimmerman exited the meeting at 8:22 PM.)

Future agenda items: A discussion on the rate increase from Rural Water District #4 to the city and raising of the RV Park rates were asked to be put on the next council meeting.

Staff Reports:

Pool Manager: Amber Krohn reported the following for the 2017 pool season:

2825 patrons attended the pool

23 pool parties had been scheduled and held

36 private lessons were given

35 public lessons were given

10 Single pool passes were sold

50 Family pool passes were sold

15 Family with babysitter passes were sold

Amber felt that the council should consider increasing the rate of the family pool pass for 2018. She stated that there were some families that had more than 4 members and she felt that the current rate of \$85 was not enough to cover costs.

City Treasurer:

Councilmember Moore inquired when the city would receive another distribution from the county specials for streets. Treasurer Varriale stated there would be one at the end of September and small one in October.

Councilmember Moore asked the council if there would be a problem with the treasurer looking into the breakdown of the Rural Water District #4 information they sent to the city along with the rate increase. He stated that he just couldn't see why the rates were being raised.

Attorney Watt stated that the key of the rate increase to the city was based on the increase cost of production of the water per the engineer's calculations.

More discussion was had with the council agreeing to have the treasurer look into the rate increase paperwork.

Councilmember Jack moved to approve the treasurer's report as presented. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Treasurer Varriale informed the council that should wouldn't be at the next council meeting and would also be attending a KPERS workshop on October 5, 2017.

Maintenance:

Maintenance Supervisor Krohn reported the following:

*Utilities-

Collected yearly lead and copper water samples for KDHE

Collected yearly HAA5 and TTHM water samples for KDHE

B&B Services made repairs and performed yearly maintenance on the valves at the vault

Repaired sewer main hit by KGS at Walnut/Grant

Unplugged sewer main in the alley between Main/State at Highway 99
Mayer Specialties cleaned sewer mains throughout town that are know as
problem areas

Two (2) new water service lines had been installed

***Streets-**

Regraded the ditches, removed the asphalt surfacing on N. 1st that was
rutted badly and replace with new gravel surfacing

***Parks-**

Mowed and trimmed weeds
Watered flower planters
Sprayed weeds
Planted donated lilies

***Cemetery-**

Mowed, trimmed and sprayed weeds
Opened/closed one (1) cremation grave
Repaired grave settlement and planted grass seed
Removed three (3) flag poles damaged by police chase

***Pool-**

Drained, power washed, acid etched the pool
Repainted the pool surface in the deep end and the dark blue accents

***Planning/Zoning-**

Issued a building permit for a deck at 304 Rock Creek Dr.
Issued a building permit for an accessory use building at 0 Rock Creek Dr.
Issued a building permit for a new house at 409 S. Pine

***Equipment-**

KanEquip is repairing electronic issues with the skid loader
Bed repairs/replacement to GMC 2500 HD
Sewer jet issues and possible replacement with sewer improvements monies

Krohn reported that to repair the rust issues on the 2008 city truck would cost a total of \$4,400. To purchase a new flatbed truck from Reed's would cost \$2,950.

After some discussion, Councilmember Jack moved to authorize Krohn to purchase a flatbed truck from Reed's for \$2,950 with half of the cost being taken from the general fund and the other half of the cost being taken from the utilities fund. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

The city's sewer jetter is worn out. Mayer Specialties was in town and cleaned out the known problem areas. Krohn would like to replace the sewer jetter; purchasing a similar trailer

jetter. The sewer jetter could be purchased with remaining monies from the sewer improvements project loan. Councilmember Rosell requested Krohn to put the cost together and bring his findings to the October council meeting.

Aaron Keller, maintenance helper, will be having knee surgery in October with recovery time of six (6) weeks.

City Clerk:

City Clerk Zentner informed the council that she had researched the proposal from the Census Bureau regarding joining the county's agreement for reporting of the city's boundaries. There would be no cost to the city; all reporting would be done by the county zoning department and all that the city would need to do is review the boundaries the county has for the city limits and verify that they are correct.

Councilmember Rosell moved to sign the agreement for joining the CBAS. Councilmember Smith seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Councilmembers Reports:

Streets-Councilmember Moore stated he had nothing more to report.

Mayor Goodenow asked if there was any progress on the written contract with the county for maintenance of Campbell Street.

Attorney Watt stated that the county engineer and administrator will discuss this and present it to the county commissioners, however, they are busy with the county taking over the administrative operations for the county EMS and will not be able to address the contract issue until later. He also stated that Councilmember Moore should meet with the engineer and county administrator in the near future.

Mayor Goodenow stated that the city needed to keep on the county to get something settled.

Utilities-Councilmember Rosell had nothing to report.

Animal Control-Councilmember Smith had nothing to report.

Planning/Zoning-Councilmember Smith had nothing to report.

Pool-Councilmember Jack had nothing to report.

Fire Department-Councilmember Jack had nothing to report.

Cemetery-Councilmember Purvis reported that damage had been done at the cemetery, but the damage was to the American Legion flag poles and nothing to city property.

Parks-Councilmember Purvis had nothing to report.

Mayor-Mayor Goodenow had nothing to report.

City Attorney-Attorney Watt had nothing to report.

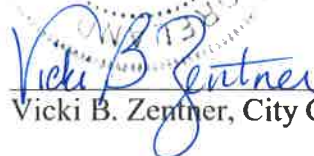
There being no further business brought before the council, Councilmember Smith moved to adjourn the meeting. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Mayor Goodenow declared the meeting adjourned at 8:53PM.

Approved by the Governing Body on October 12, 2017.



Attest:


Vicki B. Zentner, City Clerk

Signed:


Mark A. Goodenow, Mayor