



202 Main St. ~ PO Box 7 ~ Westmoreland, Kansas 66549
Phone (785) 457-3361 ~ Fax (785) 457-3708

Request for Special City Council Meeting

Westmoreland, Kansas

Dated: January 5, 2021

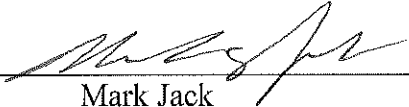
To: Mark A. Goodenow
Mayor of Westmoreland

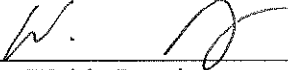
We, the undersigned, Council members of the City of Westmoreland, Kansas, hereby respectfully request you to call a Special Meeting of the Council for the object(s) and purpose(s) of:

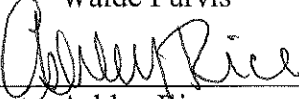
Discussion with Brandon Fleming and Michael Ridder with Fleming Brothers Construction regarding potential housing development of Fouts property on S. Pine Street and requirements of the city for such potential development.

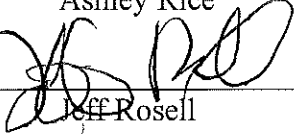
And an executive session regarding non-elected personnel.

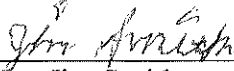
This meeting will take place at the Community Center on January 8, 2021 at 7:00 PM.

Signed:  Council member
Mark Jack

 Council member
Waide Purvis

 Council member
Ashley Rice

 Council member
Jeff Rosell

 Council member
Jim Smith

Westmoreland City Council
Special Meeting Minutes
January 8, 2021

Purpose: Holding a discussion with Brandon Fleming and Michael Ridder with Fleming Brothers Construction regarding a potential housing development on property on South Pine Street and requirements of the city for such potential development; an executive session regarding non-elected personnel and to protect their privacy.

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

City Staff present: City Attorney, Summer Dierks; City Maintenance Supervisor, Robert Krohn and City Clerk, Vicki Zentner.

Others present: Brandon and Jennifer Fleming and Michael Ridder of Fleming Brothers Construction.

Mayor Goodenow called the special meeting to order at 7:00 PM.

Mr. Fleming stated that he felt the city could use additional housing and was hoping the city could help him with obtaining grants for this purpose if possible. He said he would like the city to purchase the property in question and that his company would do the developing work.

Councilmember Purvis stated the biggest problem was the need for a lift station, which would be very costly.

Councilmember Rosell stated that the city was not interested in entering into being a real estate agency.

Councilmember Jack stated that previously the landowners had met with the city council wanting help in developing the land in question and the city informed them that the city could not help.

Councilmember Rosell commented that he didn't think the council had told the landowners no, but that the city was not in the position to help financially with the cost of installing a lift station.

Mrs. Fleming asked if instead of a lift station, could there be laterals installed. Councilmember Rosell said he thought it might be a possibility.

Mayor Goodenow stated that the city would have to annex the lots into the city in order to provide and sell water to the properties. He also stated that the Flemings might need to purchase additional land for a lagoon.

Councilmember Rosell stated that if the property were to be annexed into the city, the Flemings would need to present their plans to the planning and zoning commission for approval and for any restrictions that might be placed upon the lots.

Maintenance Supervisor Krohn was asked how much the installation of a lift station might cost. He responded anywhere between \$30,000 to \$100,000.

Councilmember Rosell stated that should the Flemings purchase the property, they would need to have a plat done, give the plans to the county, and then to the city's planning and zoning commission. There would be required public hearings needed as well.

Mr. Fleming asked if the council felt there was a potential for developing the property for housing. Mayor Goodenow responded that the council had listed the development of new housing in the city every year on their goal list.

Maintenance Supervisor Krohn informed the council and the Flemings that KDHE (Kansas Department of Health and Environment) required that all utilities be designed by an engineer and approved by KDHE before any development could begin.

The Flemings and Mr. Ridder thanked the council for their time and information and would inform the city of any decision they should make in the future. They exited the meeting at 7:33 PM.

Councilmember Rosell moved to enter into an executive session with the Mayor, Councilmembers and City Attorney in attendance for ten (10) minutes to discuss non-elected personnel and to protect their privacy. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Maintenance Supervisor Krohn and City Clerk Zentner exited the meeting at 7:33 PM.

Councilmember Rosell moved to exit the executive session at 7:43 PM. Councilmember Purvis seconded the motion. The motion passed five (5) ayes to zero (0) nays.

There was no action taken as a result of the executive session.

Councilmember Purvis moved to adjourn the special meeting. Councilmember Jack seconded the motion. The motion passed five (5) ayes to zero (0) nays.

Mayor Goodenow declared the meeting adjourned at 7:43 PM.

Approved by the Governing Body on February 11, 2021.

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



Vicki B. Zentner
Vicki B. Zentner, City Clerk