

Westmoreland City Council
November 14, 2019 minutes

The Westmoreland City Council met on November 14, 2019 for its monthly meeting at the Westmoreland Community Center.

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

Governing Body members absent: Councilmember Waide Purvis.

City Staff present: Maintenance Supervisor, Robert Krohn; City Treasurer, Teri Varriale; City Agent, Jeff Zimmerman; City Attorney, Summer Dierks and City Clerk, Vicki Zentner.

Others present: Amber Krohn with the Westmoreland Area Chamber; Justin Kuzila with Flint Hills Regional Council; Deanne Smith with Wellsprings of Westmoreland; Residents, Bridgett Rankin, Jim Brinkman and Sara Nelson; Cale Prater reporter with *The Smoke Signal/Wamego Times*.

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

Public Hearing regarding refinancing of Care Home Bonds:

Mayor Goodenow opened the public hearing on the refinancing of the Care Home Bonds for public comment at 7:01 PM.

There being no public comments regarding the refinancing of the Care Home Bonds, Mayor Goodenow closed the public hearing at 7:02 PM.

(The Governing Body had previously approved the refinancing of these bonds at their October 10, 2019 council meeting as notated on page 107 of the 2019 minutes book.)

Opening of bids for ditch improvements on N. Walnut and Skene Streets:

City Clerk Zentner informed the council that no bids had been received for the improvements.

The council instructed Zentner to re-submit the notice of bids in the three (3) newspapers (*The Smoke Signal, Wamego Times, and The Manhattan Mercury*) to be opened at the December 12, 2019 council meeting.

Approval of agenda-additions/deletions:

Additions to the agenda were the approval of the renewal of the Cereal Malt Beverage (CMB) license for Short Stop and the liquor license for Westy Liquor Stop.

Deletions from the agenda were Sean Sawtelle (no longer in business or in town) and Beth Gaines regarding the extension for removal of dead tree on her property (as of the meeting, the tree had been removed).

There being no further additions or deletions to the agenda, Councilmember Jack moved to approve the amended agenda. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Approval of minutes of the October 10, 2019 council meeting:

Councilmember Smith moved to approve the corrected minutes of the October 10, 2019 council meeting. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Approval of the monthly bills:

Councilmember Moore moved to approve the payment of the monthly bills after clarification of one (1) payment to Advanced Promotions. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Public Comments on no-agenda items:

There were no public comments.

Update from Flint Hills Regional Council regarding plans for 2020:

Justin Kuzila, representative from the Flint Hills Regional Council (FHRC), informed the council that Gary Stith, director of the FHRC, was retiring and Janna Williams would be serving as the interim director and Mr. Kuzila would be serving as the interim assistant director.

Mr. Kuzila stated that the FHRC was looking for nominations of sites for the Brownfield Program. The Brownfield Program deals with previously developed land that is not currently in use, whether contaminated or not, for redevelopment. He stated that one (1) particular site in Westmoreland would be the previous Dechairo Hospital due to possible asbestos in the building. There is a nomination form on the FHRC website to nominate any sites for help in their redevelopment.

Another plan that FHRC is looking into is a revolving loan to help homeowners with updating their residences. He stated that at this time, FHRC is trying to team with a bank institution to offer the revolving loan for this endeavor.

Mr. Kuzila stated that there are workshops open to everyone for helping cities to find and apply for grants.

Councilmember Moore stated that he would like to have FHRC meet with the council in regards to helping the council decide what areas of the Comprehensive Plan to work on and to apply for grants.

There being no further discussion or questions, Mr. Kuzila exited the meeting at 7:15 PM.

Approval of written request for extension on tree removal from Leonard Ebert:

Mr. Ebert had presented a written request for an extension on removing the tree between his property and the Dale Hennigh property. He was asking the council to grant him a 30-day extension.

After some brief discussion between the council and city attorney Dierks, with her recommendation that the council grant the 30-day extension to Mr. Ebert, Councilmember Moore moved to grant a 30-day extension to Mr. Ebert for the removal of the tree as requested. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Request for reduced speed limit in the new addition housing:

Resident Jim Brinkman presented the council with a signed petition of the residents in the new housing addition of the city (Skene, Quail, Pine, Redbud, Rock Creek Drive and S. Walnut-south of State Street) asking that the speed limit be reduced to 15 MPH (miles per hour) from the current speed limit of 30 MPH. He stated that there are many children in the area and the residents are concerned for the safety with vehicles coming off of the Flush Road and speeding through the area.

Mayor Goodenow stated that without a law enforcement presence, there was no way the city could enforce the speed limits. The county will not patrol the city streets except those in a school zone.

Councilmember Jack stated he didn't have a problem with reducing the speed limit to 15 MPH, but did echo Mayor Goodenow's comments that the city had no way to enforce the change.

Councilmember Jack asked Maintenance Supervisor Krohn what the cost of ordering and installing the new speed limit signage would be. Krohn stated that it would cost approximately \$1,500 for ten (10) signs and posts.

Councilmember Jack moved to drop the speed limit to 15 MPH on Skene, Quail, Pine, Redbud, Rock Creek Drive and South Walnut (the area south of State Street). Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays.

Resident Bridgett Rankin asked if there was a speed limit sign on Pine Street to the city cemetery, as there were several vehicles speeding down this part of Pine Street. Krohn replied there was, but once again, it was not enforceable by the city.

Request from the Westmoreland Area Chamber for Christmas in Westmoreland event on December 7, 2019:

Amber Krohn, committee chairperson of the Christmas in Westmoreland event for the Westmoreland Area Chamber, asked permission for the following:

- The use of a printer from city hall for printing pictures with Santa
- Sharing of cost of mailing the flyers for the event due to the city also having the "Festival of Trees"
- A family pool pass for the street drawing and
- Permission for the Parent-Teacher Organization (PTO) to place the community Christmas Tree in City Park

Mayor Goodenow stated that electrical power in the city park was "tapped-out" with the city's decorations and suggested that perhaps the tree could be placed in the space between city hall and Westy Auto Service.

Councilmember Jack moved to pay for half of the postage for the mailing of the flyers for Christmas in Westmoreland, donating a family pool pass to the street drawing and the use of the printer from city hall for photos with Santa. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays.

Councilmember Jack moved to allow the PTO to erect the community Christmas tree in the space between city hall and Westy Auto Service, should other options not be acceptable. Councilmember Smith seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

(Mr. Brinkman, Mrs. Rankin and Mrs. Nelson exited the meeting at 7:29 PM).

Scheduling of staff evaluations:

After some brief discussion on dates for the evaluations, the council instructed the city clerk to contact Councilmember Purvis to see which date would work for him and then email the council with the date. (The date was decided upon as December 10, 2019).

Approval of CMB license renewal for Short Stop:

Councilmember Jack moved to approve the CMB license renewal for the Short Stop. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Approval of Liquor license renewal for Westy Liquor Stop:

Councilmember Jack moved to approve the liquor license renewal for Westy Liquor Stop. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

City Agent Report:

City Agent, Jeff Zimmerman, had nothing new to report.

Councilmember Jack stated that Chris Wege had installed a roof on the shed on his property and would also be adding trim and a door in the near future.

Councilmember Moore stated that the dirt pile at Rob Bissen's property that was discussed at the October 10, 2019 meeting now had grass growing on it. He felt that Mr. Bissen had been given plenty of time to do something with the dirt pile and requested that the city clerk send a letter asking the time frame for the removal of the dirt pile by Mr. Bissen.

The trailer on the Eichem's property on North 5th Street was in the process of being demolished.

Councilmember Moore inquired about the "camper" at the RV Park. Krohn stated that it was a re-purposed trailer and, contrary to talk around town, it was not a meat processing structure. The campers have converted it and it is living quarters with a couch, large screen television and chairs.

Future agenda items:

Discussion will be held in February regarding offering a spring city-wide clean up day as well as limiting the hours for picking up items.

Staff Reports:

Treasurer's report:

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

Maintenance report:

Maintenance Supervisor Krohn reported the following:

UTILITIES:

- Replaced water meter at the vault with a new 3" AMR (automatic meter reader) water meter with the cost of the meter being split with Rural Water District #4
- Valburg electric repaired generator switch wiring at the vault
- Replaced and sent bill for damaged AMR water meter sensor that had been ran over in the yard at 102 E. State

STREETS:

- Regraded one (1) block of sidewalk and moved original placement 15 feet closer to the property line on 6th Street
- Fleming Construction poured new sidewalk on 6th Street
- Poured concrete flume off of new sidewalk into storm sewer drainage structure on Quail Drive.
- Backfilled and placed road rock on driveways for new sidewalk on 6th Street
- Spread ice melt on sidewalks at City buildings on October 13, 2019

PARKS:

- Built new dugouts, installed new seating for the bleachers, installed safety netting for dugouts, and replaced damaged chain link fence at the T-ball field
- Placed mulch in flower beds at the cemetery, RV Park and Dechairo Park

CEMETERY:

- Possibility of removing some of the damaged chain link fencing at the cemetery on the east and south property line in order for barbed wire fence to be installed

- Need to purchase two (2) loads of ditch liner rock to repair the waterway that has washed out the fence along the north fence line

POOL:

- Finished winterizing the pool plumbing
- Pool will need to be repainted before season open except for the deep end in which was repainted before the start of this season opening
- The pool building will need a roof replacement within the next year or so-it is 31 years old and has outlived its 15 to 20-year life expectancy. Approximate cost is \$2,000.

BUILDINGS:

- Valburg Electric finished installing electricity to the Dechairo Park shelter building
- Installed bunker blocks at the shop for brush burn pile and compost area

PLANNING AND ZONING:

- Need to discuss with planning and zoning removing carports as a conditional use permitted structure and only requiring a regular building permit as long as they are fastened either by footings or ground anchors

EQUIPMENT:

- Serviced mowers, backhoe, skid loader and F650 dump truck
- Installed snow plow/spreader equipment on F650 dump truck and serviced snow plow pump
- Replaced front brake pads/rotors and cleaned wheel hub sensors on F650 dump truck

MISC:

- Community clean up resulted in two (2) full 40-yard dumpsters of trash and one (1) full 40-yared dumpster of metal recycling

Councilmember Moore asked about the meter replacement at the vault. Krohn stated that the original meter was 20 years old and was not reading the inflow and outflow accurately.

Councilmember Moore then inquired if the new meter would help with the water the city purchases from Rural Water District #4 and the amount the city bills residents and businesses for. Krohn stated that it was really too soon to tell, but it was showing a difference so far.

Councilmember Jack moved to allow Krohn to purchase up to \$2,200.00 for replacement of the roof at the pool. Councilmember Rice seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Councilmember Moore stated that the T-ball field dug outs looked nice.

Krohn stated that Carley Construction would be coming next week to finish the curb, guttering and sidewalk on Skene Street.

Krohn also stated that the east fence line and part of the south fence line by the storage shed at the cemetery would be removed and the landowner on the other side of the cemetery would get a barbed wire fence erected.

The council instructed the city attorney to write a letter of notification to the trustee of the land as to when the old fencing would be taken down.

City Clerk:

Clerk Zentner reminded the council of the upcoming "Festival of Trees" on December 7, 2019 in conjunction with the Christmas in Westmoreland event. She reminded them, also, the funds raised at the "Festival of Trees" would be used towards the installation of public restrooms at city park. She also asked that the councilmembers be in attendance at the event.

Councilmember's reports:

Streets: Councilmember Moore had nothing to report.

Utilities: Councilmember Jack had nothing to report. Councilmember Moore, however, stated that he had recently been informed that a resident's water service had been terminated over a year ago. He felt that the council should receive a report of any water service that has been terminated for over a month. He also felt that the city clerk should report the issue to the child welfare agency whenever children are involved.

City Attorney Dierks stated to the council that it is not state mandated that the welfare agency be informed of service termination and therefore, the city clerk is not required to report this.

Animal Control: Councilmember Smith had nothing to report.

Planning and Zoning: Councilmember Smith had nothing to report.

Pool: Councilmember Rice had nothing more to report.

Fire Department: Councilmember Jack stated that due to a recent fatality, the city's fire truck was in need of a chain saw with carbonite tip chains. Fire Chief Smith stated he was looking into pricing for this.

Mayor: Mayor Goodenow had nothing to report.

City Attorney: Attorney Dierks stated that there would be two (2) cases brought before the municipal court on November 18, 2019 at 5:30 PM.


She also stated she had met with the city's auditors and a representative from Bartlett & West regarding the Rural Water District #4 agreement between the city and Rural Water District #4 and that the representative will ask the board questions regarding the amount of the city's payment and obligation.

The representative indicated that it might be a good idea to approach the Rural Water District #4 board and ask that the city have an at large member to sit on the board to represent the city.

There being no further business brought before the council, Councilmember Moore moved to adjourn the meeting. Councilmember Jack seconded the motion. The motion passed four (4) ayes to zero (0) nays with Councilmember Purvis being absent.

Mayor Goodenow declared the meeting adjourned at 8:00 PM.

Approved by the Governing Body on December 12, 2019.

Signed 
Mark A. Goodenow, Mayor

Attest:


Vicki B. Zentner, City Clerk