

Minutes from the July 13, 2020

Present: Mayor Semisch, Steve Schuetz, Bruce Proctor, Regina Abbott, Geri Ebersohl, and Darcie Gomez. George Laidler was absent for Maintenance. Jerry Farthing was present for Police. Adrian Matthews was absent for Wastewater Operator. Jennifer Braden was present for Code Enforcement/Public officer. John Roy Mellis was present for Water Operator. In the audience were Jeff Elliott, Doug Goetz, Hollie Jimenez, Joel Lovesee, Alison Robbins, Gick Fleming, Daniel Jimenez Jr., Teri Jimenez, and Charles Jimenez.

Bruce Proctor made a motion to approve the minutes from June 8, 2020 meeting with the change on old business section (d) to change pay to stay. Regina Abbott 2nd. Passed 5-0. Darcie Gomez made a motion to approve the bills with the exception of waiting on the Connell and Connell bill until we receive a more detailed bill. Regina Abbott 2nd. Motion passed 5-0.

Old Business:

(a) Gick told the Council he has hauled in more rock to help with the water flow going the wrong direction from his area. Jodie reported that Tonya sent the quick claim deeds for the property that the Council has been working on with Gick. The attorney and Tonya have looked over the easement paperwork and Gick is satisfied with it. The Mayor thanked Gick for getting the required stuff done but did remind him of the drainage ditch and the culvert area that still needed to be fixed. Alison said once the paperwork was filed and things slowed down a bit, they would get the fence/gate up at the east side of their property by the limb pile to stop access through their place.

Darcie Gomez made a motion to allow the Mayor to sign all documents needed for the deeds and the easements to be filed. Geri Ebersohl 2nd. Motion passed 5-0.

(b) Jodie is still working on the ordinances for the mobile homes, accessory building, and landlord/tenant.

Bruce Proctor made a motion to table for the next meeting. Regina Abbott 2nd. Motion passed 5-0.

Wilson & Company: Doug Goetz presented ideas for the future chlorination station and other needs with the infrastructure of the water systems. He started by saying since the City did the survey last year, it shows eligibility for the LMI, low median income, which enables the city to qualify for CDBG grants. Mr. Goetz feels it is important to have a "master plan" of all the city's water needs. This would enable the city to pull from that master plan if monies became available for other projects within the State. He spoke about a USDA grant for up to \$50,000 for flooding and would be willing to help the city apply for this. He stated he looked at the area on North Olive and it would be a good candidate for this type of project. His company has worked with Rose Mary Saunders many times before and would be happy to contact her and get on board with the chlorination station and plans for replacing water lines underground and even looking at a new Well. Doug also emphasized that hiring of his firm would show KDHE the city is

working towards getting the chlorination station up to current times and would ward off any future violations due to the building.

Steve Schuetz made a motion to hire Wilson & Company to move forward to represent the city as the engineering firm to create the master plan for the city. Bruce Proctor 2nd. Motion passed 5-0.

Joel Lovesee came and thanked the city council for the direction the city has been going. He said when he and his wife are walking around the city they can tell a big difference. He said when he first started looking for a house in the area the realtors all gave brochures about the Circle and El Dorado school districts. He said he would like to be known for the bedroom community that we could be. He gave an update on the Mercantile. He explained all the start up funds for the Mercantile came from grants, even the food. He is pleased with the working relationship the school and the city have now. He left by saying if there is anything the school can do to help, to please just have Jodie call or let him know.

Order of Violations:

Jodie explained to the council when they are approving the order of violations, they are approving for the person to receive a letter not a citation. The letter, usually comes after the door knocker, and allows 10 days for the person to either contact the code enforcement/public officer for more time, contact the clerk for a public hearing, or to correct. After the 10 if there has been no communication from the person then the citation is issued. If within the 10 days they ask for an extension or a public hearing a citation is put on hold until the extension is up or the public hearing has happened.

Darcie Gomez made a motion to approve the order of violations as presented. Geri Ebersohl 2nd. Motion passed 5-0.

Public Hearings:

There were no public hearings

Staff Reports:

Maintenance Report:

George Laidler was absent. Jodie gave the Maintenance Report. The street guys called and will be out the 2nd or 3rd week of August to do the repairs. With the money that the city guys are saving by doing some of the repair work themselves, Vern said it would be very possible to add Ola St to the list of repairs for the same cost.

Darcie Gomez made a motion to add Ola St to the repair list if the cost stayed the same, if it cost more then the council would need to be notified. Geri Ebersohl 2nd. Motion passed 5-0.

Steve Schuetz made a motion to go into executive session regarding personnel for 15 minutes. Bruce Proctor 2nd. Motion passed 5-0.

Executive Session started at 7:30 pm

Executive Session ended at 7:45 pm

Steve Schuetz made a motion to continue executive session regarding personnel for 10 minutes. Bruce Proctor 2nd. Motion passed 5-0.

Executive Session started at 7:45pm

Executive Session ended at 7:55 pm

Meeting back in session.

Jodie is to tell the guys if the water line cannot be replaced and finished up the next day, then they are to fix the repair and finish replacing the line at a later date. The roads need to be top priority. The Mayor will come up and will instruct them as how to proceed.

Jodie is to call Severy about a flat bed for the truck when it comes in so it can be ready to go and the guys won't have to wait.

Clerks Report:

Jodie Laidler gave the Clerks Report. She reported that LeonaVista, a group that did things within the city a long time ago, had funds still left in their account. They donated \$506.31 to the city for Christmas decorations. They had talked with the school and Jodie a while back and had talked about the woods class doing things like candy canes and such and then the art class painting them. The money from the grant for the food pantry will need to be spent soon so Jodie told the council if they started seeing things like Aldi's or weird pop ups on the account they will know the grant allowed for \$500 to purchase items for the food pantry. EMC, our insurance, did their workers comp audit and the city received a refund of \$3,211 from it. The Harvest Home Festival (HHF) will not happen this year. The small committee decided that if the State Fair cancelled, they would also. Jodie did ask about the Council's thoughts on the HHF having their account with the city's at Vintage Bank. Jodie explained it would be a separate account and the city would have to vote on it. HHF would still be able to spend as they, the HHF, voted and could pull the account out at any time if they, the HHF committee, saw fit. Having the account with the City would open up avenues for HHF like being able to piggyback on their insurance and using their tax id #. HHF has not agreed yet to do this but was inquiring if the Council would allow it.

Darcie Gomez made a motion that if the HHF wanted to have the city open a separate account for them under the city's and their name and it could be governed by the HHF committee solely to be pulled if they, HHF, saw fit. Geri Ebersohl 2nd. Motion passed 5-0.

Law Report:

Jerry Farthing gave the Law Report. Steve Howard is doing good and Jerry is looking for more Reserves. Jerry would like to send Steve to part-time training. The next training is Sept. 21st-Oct. 2nd. Jodie reminded them that Steve will need to be on the payroll in order to save a

seat for the training and there are only 6 seats available so by the time the paperwork is done and sent in, the seats might be taken. She explained he would be reserved for the next training. Steve asked what we paid the others. Jodie said \$10 an hour.

Geri Ebersohl made a motion to hire Steve Howard for \$10 an hour for part-time and send to part-time training. Darcie Gomez 2nd. Motion passed 5-0.

Code Enforcement/Public Officer report:

Jennifer Braden gave the report. She reported that she has 19 cars currently removed or hidden from the community. She is working with Jessica Boman to get the roof removed from the property on East Central St. She noticed that Jarrod Tullis put his fence facing Walnut St. with the unfinished side towards the street which is not as the ordinance states. She truly believes he did this because he was looking off her fence and going from there. She wanted to know if the council would approve it as is.

Steve Schuetz made a motion to let Jarod Tullis keep his fence as is. Regina Abbott 2nd. Motion passed 5-0.

Agenda:

(a) Charles Jimenez: Charles was present and showed the council the survey report he received. His fence is about 20 ft on city easement according to his survey. He asked that he be granted an exception to the boundaries and be allowed to keep his fence where it is. Steve Schuetz said he did not have a problem with that if they understood that they would have to remove it at their expense if it became a problem or the city needed it done. Jodie will also type up an agreement stating so and they can sign it when they come in to fill out the new fence permit.

Darcie Gomez made a motion to allow the fence to stay in place but will be moved if needed for any reason for the city at the cost of the owner and they come in and fill out a new fence permit to reflect that. Bruce Proctor 2nd. Motion carried 5-0.

(b) Jeff Elliott: Jeff was here and asked about his fence. He said he is in the same boat as Charles. He was approved for a fence and it is in the easement, but he was told from a past mayor that he was within his boundaries. The council showed him a map to show he is out of his property line on both sides of his property. Steve Schuetz said he did not have a problem with that if they understood they would have to remove it at their cost if it became a problem or the city needed it done. Jodie will also type up an agreement stating this and they can sign it when they come in to fill out the new fence permit.

Darcie Gomez made a motion to allow the fence to stay in place but will be moved if needed for any reason for the city at the cost of the owner and they come in and fill out a new fence permit to reflect that. The fence needs to be completed in the next 4 months and if he needs help, he could have Jodie call the school and ask for volunteers to help. Regina Abbott 2nd. Motion carried 5-0.

(c) Danny Jimenez: Danny came in and asked for a building permit to have a building placed on the property of 123 W. Mechanic St. He stated he has wants to sell the property and has had multiple people say if it had an office on it, they would purchase it. Danny showed pictures of the building and Steve told him the foundation needs to meet our requirements and went over the requirements with him. Steve also said that a stipulation would be that Danny, as present owner, or any future owners would not be allowed to dwell in it as it does not meet our ordinance for dwelling and that would be up to him to disclose that in the sale. Council asked Danny when he felt he would have it complete and Danny said within a year.

Steve Schuetz made a motion to accept the building permit Danny Jimenez presented with the stipulation that it was completed in a years' time and no one, present or future owners, will dwell on the property. Regina Abbott 2nd. Motion carried 5-0.

(d) Vacation of Vine Street: Hollie was here to ask that Vine Street not be vacated. She said her dad has done a lot of trimming of the tree and will now be going around it on Hollie's side and he now understands that it is Jennifer Tirres property that he was driving on. The Council agreed and told the Chief that if at any time anyone drives on that property, they are to be told that it is not allowed, and the 2nd time would be cited with trespassing.

Bruce Proctor made a motion to not vacate Vine St. but to continue to allow the street to be 16 ft. wide with 22 ft of easement allowed for 215 N. West St. and 22 ft. easement allowed for 310 W. Vine St. Steve Schuetz 2nd. Motion passed 5-0.

Mayor:

(a) Budget: Mayor said the Public Hearing will be on Monday Aug. 10, 2020. She asked for a motion to approve the publication of the public hearing of the budget.

Regina Abbott made a motion to publish the budget and the public hearing date. Darcie Gomez 2nd. Motion passed 5-0.

Steve Schuetz made a motion to go into executive session regarding property for 10 minutes. Bruce Proctor 2nd. Motion passed 5-0.

Executive Session started at 9:40 pm

Executive Session ended at 9:50 pm

(b) Connell: Darcie Gomez made a motion to have the Mayor contact Ray Connell and ask for an itemized final bill. Geri Ebersohl 2nd. Motion passed 5-0.

Council:

(a) Steve asked about the insurance for the chlorine station and said they should pay 100% of the conductor and even the wiring because the disconnect short out was because of what happened. Jodie is to email Lonnie at ICI in the morning and let him know that we expect a different payment.

Darcie Gomez made a motion to adjourn. Geri Ebersohl 2nd. Motion passed 5-0. Meeting adjourned at 10:01 pm.